


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	OC20255350	S	217 Pomona AVE	LONG	1	STD	2	\$60,600		\$1,399,000	\$608.53	2299	1929/ASR	3,592/0.0825	2	03/08/21	34/34
2	OC21022631	S	2500 Magnolia AVE	LONG	5	TRUS	2	\$48,000	4	\$802,000 	\$343.03	2338	1937/ASR	3,638/0.0835	2	03/11/21	1/1
3	SW20243453	S	1610 E Carson ST	LONG	6	STD	3	\$35,100		\$817,050 	\$245.36	3330	1948/ASR	6,736/0.1546	3	03/11/21	69/69
4	OC21050656	S	1967 Atlantic AVE	LONG	9	STD	3	\$0		\$600,000	\$388.10	1546	1922/ASR	5,588/0.1283	2	03/10/21	0/0
5	PW20212043	S	3809 E 2nd ST	LONG	2	STD	6	\$145,920	4	\$2,300,000 	\$390.62	5888	1924/ASR	6,749/0.1549	5	03/12/21	58/58
6	PW20253338	S 	2430 Linden AVE	LONG	8	STD	7	\$110,820	4	\$1,600,000 	\$319.62	5006	1963/ASR	5,165/0.1186	5	03/08/21	29/29

Closed • Duplex

List / Sold: **\$1,399,000/\$1,399,000**

217 Pomona Ave • Long Beach 90803

34 days on the market

2 units • **\$699,500/unit** • **2,299 sqft** • **3,592 sqft lot** • **\$608.53/sqft** •
Built in 1929

Listing ID: OC20255350

Turn north on Pomona Ave. from 2nd St. Property will be on your left



Fantastic Opportunity! Classic Spanish Duplex on an oversized lot offers (2) 2 bedroom 1 bath units in the hub of Belmont Shore with wonderful shopping, dining & gorgeous Alamitos Bay just a short distance away. Each unit has all the charm & character you'd expect from a property of this era; coved ceilings, French doors & windows, built-ins & of course... amazing curb appeal! Both units have beautiful, newer wood floors throughout & spacious kitchens upgraded with very cool butcher block counter tops, plus highly coveted in-unit laundry. A 2 car garage with long driveway for additional off street parking & lovely gated front yard are the icing on the cake. This property has been very well maintained & is sure to be the jewel of any investor's portfolio or perfect for the savvy buyer looking to owner occupy it as well.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, See Remarks
- \$60600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- 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	2	1	1	Unfurnished	\$2,650	\$2,650	\$2,650
2:	1	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,650

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

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7249019014

Michael Lembeck

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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: OC20255350

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Closed • Duplex

List / Sold: **\$800,000/\$802,000** ↑

2500 Magnolia Ave • Long Beach 90806

1 days on the market

2 units • **\$400,000/unit** • **2,338 sqft** • **3,638 sqft lot** • **\$343.03/sqft** •
Built in 1937

Listing ID: OC21022631

Willow and Magnolia



Fantastic Wrigley area Duplex with upstairs and downstairs units, each comes with a one car detached garage, shared enclosed garden area with 2 bedrooms and 1 bath each 1169 sq ft of living space. Inside laundry and with A/C. Nice spanish style with Clay roof tiled and stucco with arched entryway. Interior has tall ceilings and archways. A great investment!

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$800,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- Cap Rate: 4.48
- \$48000 Gross Scheduled Income
- \$35843 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Wood

Exterior

- Lot Features: Corner Lot, Front Yard, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,157
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02061094
- Gardener:
- Licenses:
- Insurance: \$957
- 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:	2	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

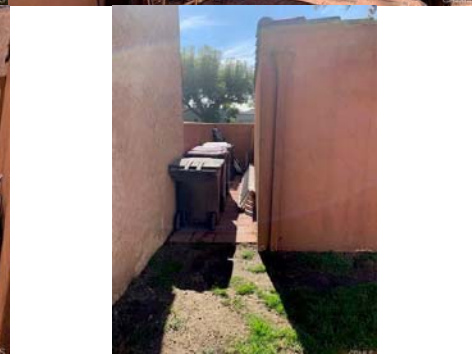
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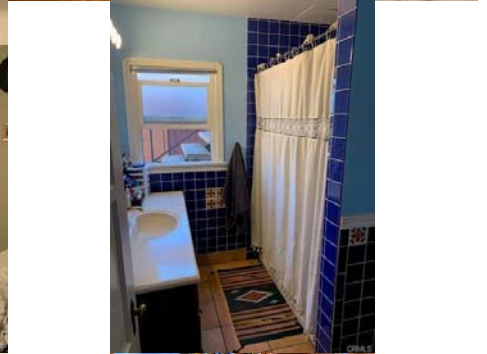
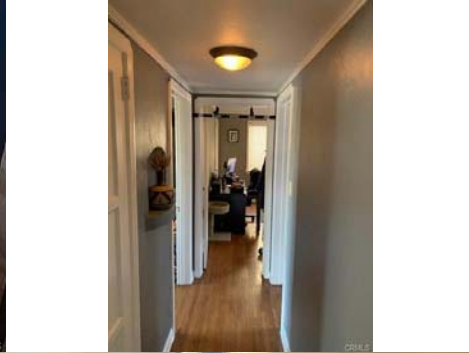
- Trust sale
- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205001027

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold: **\$899,500/\$817,050** ↓

1610 E Carson St • Long Beach 90807

69 days on the market

**3 units • \$299,833/unit • 3,330 sqft • 6,736 sqft lot • \$245.36/sqft •
Built in 1948**

Listing ID: SW20243453

Corner of Carson and Walnut



SUBJECT TO CANCELLATION OF CURRENT ESCROW* Beautiful community apartment building in Bixby on the corner of Walnut and Carson. 2- 1 bedroom 1 bath units and a 2 bedroom , 2 bath unit with its own upstairs and balcony. 3 individual garages and onsite community laundry. Each unit has its own private courtyard. All in great condition

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$1,125,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Community
- \$35100 Gross Scheduled Income
- \$15031 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,309
- 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	1	Unfurnished	\$775	\$775	\$0
2:	1	1	1	1	Unfurnished	\$850	\$850	\$0
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$0

Of Units With:

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

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County

• Parcel # 7137014002

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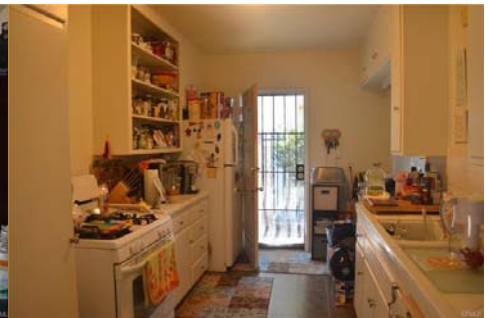
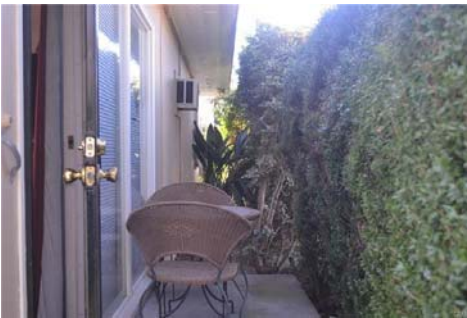
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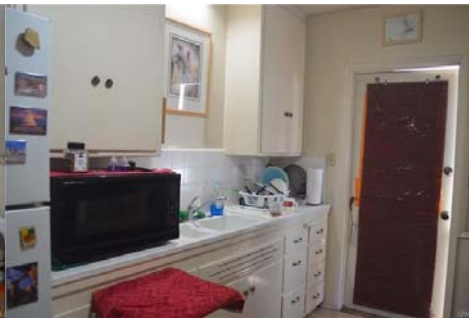
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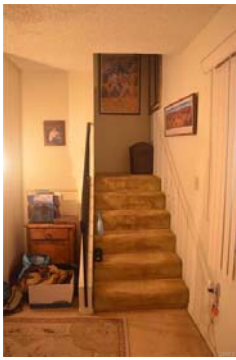
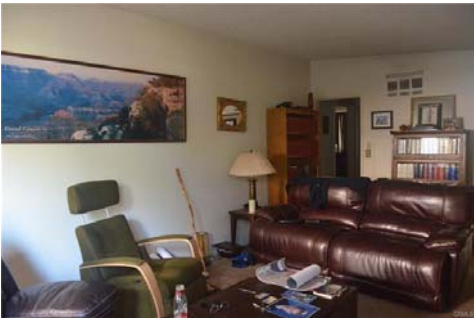
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Mission Viejo, 92691

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Closed •

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

1967 Atlantic Ave • Long Beach 90806

0 days on the market

**3 units • \$200,000/unit • 1,546 sqft • 5,588 sqft lot • \$388.10/sqft •
Built in 1922**

Listing ID: OC21050656

Pacific Coast and Atlantic



SOLD BEFORE PROCESSING

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$600,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Heat Pump
- Laundry: Inside
- 0 electric meters available
- 0 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: 01417642
- 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:	3	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 9 - Poly High area
- Los Angeles County
- Parcel # 7209003024

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CUSTOMER FULL: Residential Income LISTING ID: OC21050656

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Closed •

List / Sold:

\$2,499,500/\$2,300,000 ↓

58 days on the market

Listing ID: PW20212043

3809 E 2nd St • Long Beach 90803

**6 units • \$416,583/unit • 5,888 sqft • 6,749 sqft lot • \$390.62/sqft •
Built in 1924**

From Ocean Blvd., go North to 2nd Street, turn right on 2nd Street to property



Beautiful Pride of Ownership 6 unit building in Belmont Heights. This Classic Spanish building is comprised of 5,888 square feet of living square footage and on a full lot of 6,749 square feet. The building is comprised of (4) 2bd/1bth units, (2) 1bd/1bth units, and 5 single car garages. The units are large and spacious and all six units have hardwood floors. Small outdoor courtyard between the front and rear structures. The building was made earthquake compliant by bolting the building to the foundation in 2018. The Belmont Heights location is one of the most desirable in all of Southern California. The property is walking distance to the beach, bike path as well as the popular 2nd Street shopping and dining. Upside in the rents without having to do any major capital improvements. Dense rental market with low vacancy and strong income growth. Don't miss this amazing investment opportunity on an excellent location.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$2,499,500
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.58
- \$145920 Gross Scheduled Income
- \$89423 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$48,590
- Electric: \$115.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 555
- Insurance: \$1,860
- Maintenance: \$5,835
- Workman's Comp:
- Professional Management: 7500
- Water/Sewer: \$2,550
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,500
3:	1	2	1	0	Unfurnished	\$2,080	\$2,080	\$2,500
4:	1	2	1	0	Unfurnished	\$2,095	\$2,095	\$2,500
5:	1	1	1	0	Unfurnished	\$1,675	\$1,675	\$1,995
6:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,995

Of Units With:

- Separate Electric: 6
- Drapes:

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 2 - Belmont Heights, Alhambra Heights area
- Los Angeles County
- Parcel # 7256008022

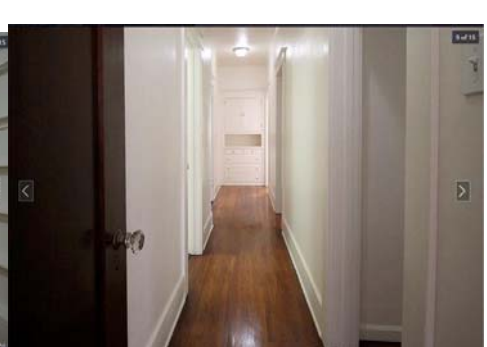
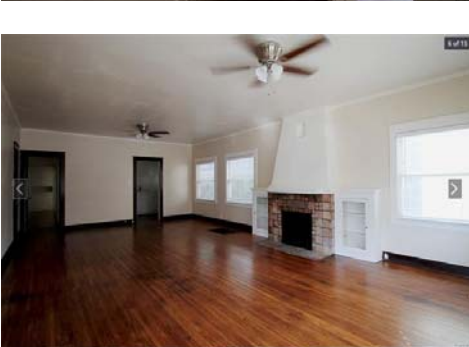
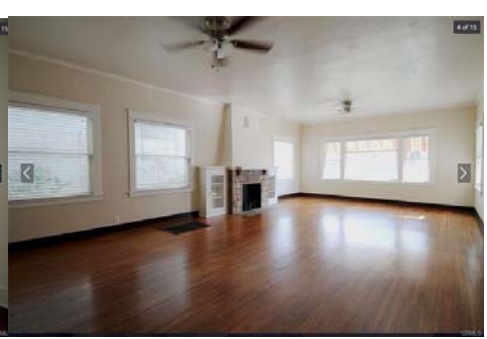
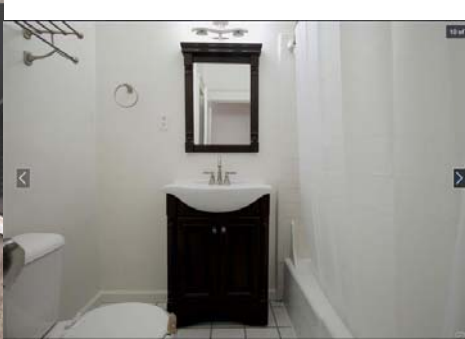
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$1,675,000/\$1,600,000 ↓

29 days on the market

Listing ID: PW20253338

2430 Linden Ave • Long Beach 90806
7 units • \$239,286/unit • 5,006 sqft • 5,165 sqft lot • \$319.62/sqft •
Built in 1963
N/A



2430 Linden Ave is located in an exceptional Long Beach location. It is located right off the 710 freeway with the 405 freeway neighboring to the east. It is centrally located with access to public transportation, as well as many stores and restaurants. The subject property has a total of 7 units. The unit mix consists of five - 2 Bd/1 Ba and two - 1 Bd/1 Ba units. The property has been very well-maintained and is experiencing 100% collections. The property comprises 1, two-story building built in 1963 with some renovations done over the years. This property is located in a very good rental market and there is a potential 62% upside in NOI. The property also features onsite laundry and ample amount of parking. 2430 Linden Ave would make a great addition to the portfolio of any investor looking for an excellent unit mix and reliable cash flow

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4
- \$110820 Gross Scheduled Income
- \$67971 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$41,924
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,253
- 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:	5	2	1	5	Furnished	\$1,407	\$1,407	\$1,895
2:	2	1	1	0	Furnished	\$1,100	\$1,100	\$1,550

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7208007016

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Re/Max Property Connection

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