

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	PW21016867	S 38 Park AVE	LONG	1	STD	2	\$27,240		\$1,360,000 ↑	\$673.93	2018	1928/ASR	2,888/0.0663	2	04/12/21	12/12
2	PW21010334	S 3615 Pacific AVE	LONG	6	TRUS	2	\$14,400		\$900,000 ↑	\$428.57	2100	1963/ASR	7,253/0.1665	2	04/13/21	13/13
3	OC21050444	S 45 W Louise ST	LONG	7	STD	2	\$64,800	6	\$1,025,000 ↑	\$383.61	2672	1990/OTH	4,580/0.1051	4	04/16/21	11/11
4	PW21042764	S 481 E 56th ST	LONG	699	STD	2	\$10,800		\$630,000 ↑	\$377.25	1670	1959/ASR	4,566/0.1048	2	04/13/21	3/3
5	PW21024487	S 1051 Temple AVE	LONG	3	STD	3	\$79,200	5	\$1,099,000 ↓	\$459.06	2394	1920/ASR	5,908/0.1356	0	04/15/21	38/38
6	PW20253784	S 384 Walnut AVE	LONG	4	STD	4	\$46,800		\$775,000	\$391.41	1980	1922/ASR	1,567/0.036	0	04/15/21	96/96
7	PW20253754	S 378 Walnut AVE	LONG	4	STD	4	\$24,600		\$775,000	\$391.41	1980	1923/ASR	1,697/0.039	0	04/15/21	96/96
8	20638420	S 190 E Artesia BLVD	LONG	7	STD	6			\$1,275,000	\$431.91	2952	1956	3,892/0.08		04/12/21	57/57
9	PW21014375	S 1430 Cherry AVE	LONG	3	STD	14	\$148,531	5	\$2,150,000 ↓	\$357.26	6018	1923/ASR	8,376/0.1923	0	04/14/21	6/6

Closed •

List / Sold:

\$1,299,000/\$1,360,000 ↑

12 days on the market

Listing ID: PW21016867

38 Park Ave • Long Beach 90803

2 units • \$649,500/unit • 2,018 sqft • 2,888 sqft lot • \$673.93/sqft • Built in 1928

Ocean blvd and Park ave



Beautiful, Spanish Revival Duplex, just steps away from the beach, makes for the perfect home for Southern California living. Each unit consists of two bedrooms, one bathroom, and a kitchen with arched entryways and ceilings. The upstairs unit has been beautifully remodeled and can serve as an owner's unit or rental unit and has two front balconies with new, black railings. The downstairs unit can be rented as is or kept at the current tenant market rate. In front sits a large adjoining patio that can be shared for outdoor living. The large arched window, exposed wooden beams, and decorative tile work on the front of the Duplex gives it much of its original Spanish character, common in Long Beach, while also allowing for more natural lighting to shine through. In back of the duplex sits a two car garage with space for one more car on the parking pad. This is one of the few blocks that still offers a green belt making Park Ave a tranquil, tree-lined street. Adventure and entertainment is just steps to the Pacific Ocean & Alamitos Bay where you can enjoy water activities, biking, shopping or dining, or just relax. Great opportunity for ADU supplement which has been investigated with the city and approved pending plans and submission.

Facts & Features

- Sold On 04/12/2021
• Original List Price of \$1,299,000
• 1 Buildings
• Levels: Two
• 2 Total parking spaces
• Cooling: Central Air, Wall/Window Unit(s)
• Heating: Central, Wall Furnace, Forced Air
• Laundry: Inside
• \$27240 Gross Scheduled Income
• \$21240 Net Operating Income
• 2 electric meters available
• 2 gas meters available
• 2 water meters available

Interior

- Rooms: Kitchen, Living Room
• Floor: Carpet, Tile, Wood
• Appliances: Dishwasher, Gas Range

Exterior

- Lot Features: Near Public Transit, Park Nearby
• Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,200
• Insurance: \$2,200
• Electric:
• Maintenance:
• Gas:
• Workman's Comp:
• Furniture Replacement:
• Professional Management:
• Trash: \$0
• Water/Sewer:
• Cable TV: 01948605
• Other Expense:
• Gardener:
• Other Expense Description:
• Licenses:

Unit Details

Table with 9 columns: UNITS, BEDS, BATHS, GARAGE, FURNISHED?, ACTUAL RENT, TOTAL RENT, PRO FORMA. Rows for unit 1 and unit 2.

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 2
- Dishwasher: 2
- Disposal: 2

- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247019009

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: PW21016867

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Closed •

List / Sold: **\$870,000/\$900,000** ↑

3615 Pacific Ave • Long Beach 90807

13 days on the market

2 units • \$435,000/unit • 2,100 sqft • 7,253 sqft lot • \$428.57/sqft • Built in 1963

Listing ID: PW21010334

Just north of Wardlow on Pacific



Amazing opportunity in Virginia country Club area! 2 spacious 2 bedroom 2 bath units! Both have fireplaces and very open floor plans! This unique property is located in Country Club Village approximately 21 duplexes with common grounds and a swimming pool! This is on a very spacious lot! Both have interior laundry closets. Washer, dryer, fridge and stove and dishwasher are included in unit 3615. The tenant in 3617 owns the washer and dryer, fridge and microwave. The composition tile roof is 2 years old. The tenant in 3617 has a lease through the end of June. Convenient to everything in this beautiful and serene neighborhood. Professional photography to come on Monday!

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$800,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: In Closet
- \$14400 Gross Scheduled Income
- \$7512 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Electric Range, Electric Cooktop, Refrigerator
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Front Yard, Greenbelt, Lawn, Irregular Lot
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,888
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01514358
- 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:	2	2	2	2	Unfurnished	\$14,400	\$14,400	\$43,200

Of Units With:

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

Additional Information

- Trust sale
- \$235 HOA dues Monthly
- Rent Controlled

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7141018013

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: PW21010334

Printed: 04/18/2021 7:55:41 PM

Closed • Duplex

\$1,025,000/\$1,025,000 ↑

11 days on the market

45 W Louise St • Long Beach 90805

2 units • \$512,500/unit • **2,672 sqft** • **4,580 sqft lot** • **\$383.61/sqft** • **Built in 1990**

Listing ID: OC21050444

From Long Beach Blvd, turn onto W. Louise, properties will be on the right hand side



Opportunity is KNOCKING with this turn-key & highly upgraded Duplex in the desirable neighborhood of North Long Beach - TOWNHOUSE STYLE DUPLEX 45-47 W Louise. ALSO FOR SALE NEXT DOOR 49-51 W. LOUISE IDENTICAL TO THIS PROPERTY AND OWNED BY THE SAME OWNER. THESE 2 PROPERTIES SHARE A COMMON DRIVEWAY AND CAN BE SOLD SEPARATELY OR TOGETHER AS 4 UNITS!! EXCELLENT income property OR live in one home and rent out the other. Both units are two stories with three bedrooms upstairs and 2.5 baths. The Units are recently remodeled in 2019-2020 with custom kitchens that have granite counters. New Bathrooms feature granite counters, cabinets, and custom tile work. Hard surface floor throughout. New Central Air & Heating, and Google Nest Security Camera System. The units have large patios and balconies. The back units have a Huge Private Backyard! Each unit separately metered for gas, water, and electricity which helps keep the expenses down! DO NOT MISS THIS GREAT INVESTMENT OPPORTUNITY! There is NO deferred maintenance, an absolute pride of ownership property! No missed rents during Covid-19! The spacious yard and mature trees add to the charm and comfortable, quiet atmosphere. All expenses are exact—Pro forma rent over \$68,400

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 6.45
- \$64800 Gross Scheduled Income
- \$61222.02 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room
- Floor: Wood
- Appliances: Dishwasher, Free-Standing Range, Refrigerator
- Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$3,558
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$988
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$988
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,700	\$2,700	\$3,000

2: 1 3 3 2 Unfurnished \$2,700 \$2,700 \$3,050

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132005013

Michael Lembeck

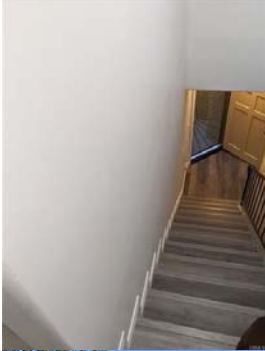
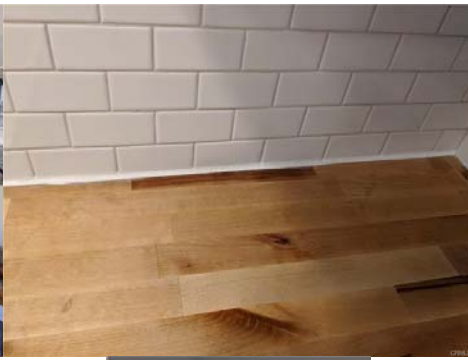
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: OC21050444

Printed: 04/18/2021 7:55:41 PM

Closed • Duplex

List / Sold: **\$585,000/\$630,000** ↑

481 E 56th St • Long Beach 90805

3 days on the market

2 units • \$292,500/unit • 1,670 sqft • 4,566 sqft lot • \$377.25/sqft •
Built in 1959

Listing ID: PW21042764

GO SOUTH ON ATLANTIC, RIGHT ON E 56TH LEFT ON LINDEN AVE RIGHT ON E 56TH



LIVE IN ONE AND RENT THE OTHER OR RENT BOTH. FRONT UNIT IS ONE BEDROOM ONE BATHROOM, BACK UNIT HAS TWO BEDROOMS AND ONE BATH. SIXTEEN HUNDRED AND SEVENTY SQUARE FEET OF LIVING. TWO CAR ATTACHED GARAGE. GOOD SIZE YARD WITH A COVERED PATIO FOR BARBEQUES AND THOSE HOT SUMMER DAYS. CLOSE TO EVERYTHING MARKETS, STORES, GASOLINE, SHOPPING, CHURCHES, BUSES, EATERIES AND FREEWAY. DON'T MISS OUT ON THE EXCELLENT OPPORTUNITY OF BEING THE HOME OWNER OF THESE UNITS.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$585,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: In Garage, Inside, Stackable
- \$10800 Gross Scheduled Income
- \$1872 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,928
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01349939
- Gardener:
- Licenses:
- Insurance: \$456
- 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	1	1	1	Unfurnished	\$900	\$900	\$900
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

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
- 699 - Not Defined area
- Los Angeles County

Michael Lembeck

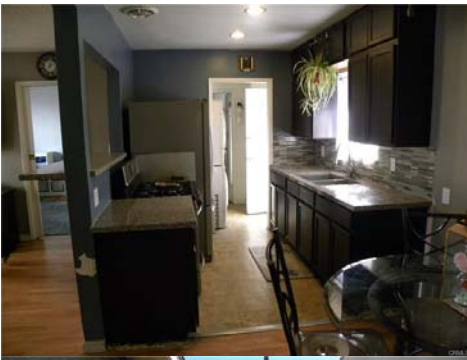
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Triplex**

List / Sold:

\$1,099,000/\$1,099,000 ↓

38 days on the market

1051 Temple Ave • **Long Beach 90804**

3 units • **\$366,333/unit** • **2,394 sqft** • **5,908 sqft lot** • **\$459.06/sqft** •
Built in 1920

Listing ID: PW21024487

On Temple N of 7th and S of Anaheim



STUNNING OPPORTUNITY! COMPLETELY RENOVATED Rose Park TRI-PLEX! 3 bedroom/1 bath Single Family Home at front built in 1920 with 1,068 SF AND Two 2 bedroom/1 bath units at rear (1 up and 1 down) that were built in 1962 and have 1,326 SF. This property is perfect for both OWNERS AND INVESTORS! Live in the front house while the rear tenants help to pay off your investment or rent them all! All units are MOVE-IN READY! There is AMPLE OPEN PARKING between the front and back units with an almost MAINTENANCE FREE lot! All units have separate gas and electric meters! EXCELLENT LOCATION near the beach, Belmont Shore & Naples/Marina shopping, Pine Ave, LB Convention Center, Cal State LB, Recreation Park golf and MORE! Virtual 3D Matterport Tour will be available next week. Here is a list of the IMPROVEMENTS: New concrete in drive and parking, New energy dual pane windows, New main sewer lines Front and back, automatic irrigation system, New copper water lines and main a couple years ago, New 100amp breaker and electrical in house, New water heaters in all units, Remodeled House a couple years ago, Remodeled Bath and flooring in Unit A, Unit B has stove and refrigerator and newer Bath, Units A & B and house have washer and dryer hook ups, Units A & B have water usage meters, House was just been painted inside and out, and property was FUMIGATED 9/25/20 by Korky's Pest Control! HURRY... DON'T MISS THIS EXCELLENT OPPORTUNITY!

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,155,000
- 2 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, See Remarks
- Cap Rate: 5.04
- \$79200 Gross Scheduled Income
- \$55440 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,760
- Electric: \$0.00
- 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	3	1	0	Unfurnished	\$0	\$0	\$2,600
2:	2	2	1	0	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262001013

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: PW21024487

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Closed •

List / Sold: **\$775,000/\$775,000**

384 Walnut Ave • Long Beach 90802

96 days on the market

4 units • \$193,750/unit • 1,980 sqft • 1,567 sqft lot • \$391.41/sqft • Built in 1922

Listing ID: PW20253784

Westbound on 4th Street, left at Walnut, building on left side



To be sold with sister building 378 Walnut Ave.. This building is all large studio units wit hardwood floors, large baseboards, new dual pane windows, remodeled kitchen and baths. This "compound" of building 378 & 384 Walnut are a secure gated complex and being sold as two separate four unit buildings, making for residential financing. A couple of blocks from the beach and walking distance to the trendy "retro row", walk-up cafe's, wine bars, pubs and the Art Theatre. Building has been well maintained. Adjoining sister building is all one bedroom units. Nice large redwood deck in common area between buildings is a great place for tenants enjoyment, covered in sails. Center common entrance on building interior is nicely maintained. Property is being sold as-is.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$46800 Gross Scheduled Income
- \$38543 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Dressing Area, Kitchen, Walk-In Closet
- Floor: Wood
- Appliances: Free-Standing Range, Disposal, Refrigerator
- Other Interior Features: Granite Counters, Open Floorplan, Stone Counters, Unfurnished

Exterior

- Lot Features: Level with Street
- Security Features: Gated Community
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,257
- Electric: \$266.00
- Gas: \$266
- Furniture Replacement:
- Trash: \$266
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$1,088
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$266
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$900	\$10,800	\$1,100
2:	1	1	1	0	Unfurnished	\$1,100	\$13,200	\$1,100
3:	1	1	1	0	Unfurnished	\$900	\$10,800	\$1,100
4:	1	1	1	0	Unfurnished	\$1,000	\$12,000	\$1,100

Of Units With:

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

- Carpet:
- Dishwasher: 0
- Disposal: 4

- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275016002

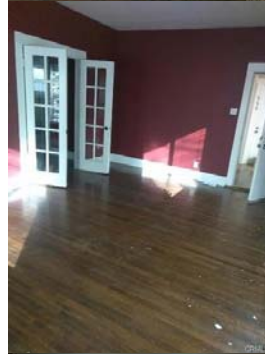
Michael Lembeck

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: **\$775,000/\$775,000**

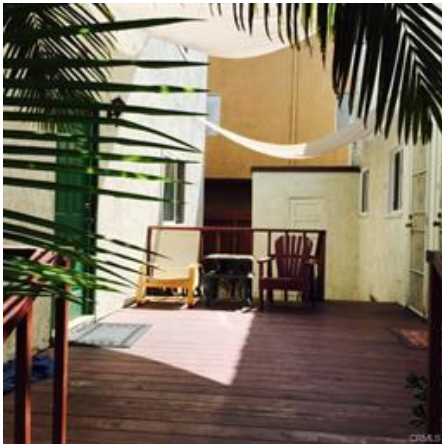
378 Walnut Ave • Long Beach 90802

96 days on the market

4 units • \$193,750/unit • 1,980 sqft • 1,697 sqft lot • \$391.41/sqft • Built in 1923

Listing ID: PW20253754

Westbound on 4th Street, left at Walnut, building on left side



This is a rare opportunity.....this four unit building to be sold with the sister building at 384 Walnut (giving you an eight unit compound, with residential financing on each of the four unit buildings). Well maintained, all one bedroom units in this building and the majority of the units have been remodeled/rehabbed, all in a secure gated compound. All units in the neighboring building 384 are all large studio's. Low maintenance, center redwood courtyard deck for community enjoyment all under sail. All within a couple of blocks to the beach, trendy "retro row", walk-up cafe's, wine bars, pubs, shops and the Art Theatre. Central access to each of the four units, two units on the ground floor and two upstairs units with private stairwell entrances. All windows replaced with dual pane windows. Seller is selling property as-is.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$24600 Gross Scheduled Income
- \$16365 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Dressing Area, Kitchen, Living Room, Walk-In Closet
- Floor: Carpet, Wood
- Appliances: Free-Standing Range, Disposal, Refrigerator
- Other Interior Features: 2 Staircases, Formica Counters, Granite Counters, Unfurnished

Exterior

- Lot Features: Level with Street, Level
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,062
- Electric: \$461.55
- Gas: \$462
- Furniture Replacement:
- Trash: \$462
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$2,216
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$462
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$900	\$10,800	\$1,100
2:	1	1	1	0	Unfurnished	\$950	\$11,400	\$1,100
3:	1	1	1	0	Unfurnished	\$0	\$13,200	\$1,100
4:	1	1	1	0	Unfurnished	\$900	\$10,800	\$1,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 4

- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275016003

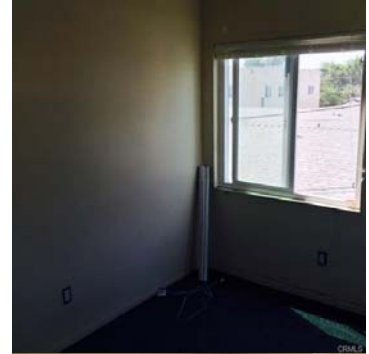
Michael Lembeck

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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12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7304032021

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: 20638420

Printed: 04/18/2021 7:55:45 PM

Closed •

List / Sold:

\$2,295,000/\$2,150,000 ↓

6 days on the market

Listing ID: PW21014375

1430 Cherry Ave • Long Beach 90813

14 units • \$163,929/unit • **6,018 sqft** • **8,376 sqft lot** • **\$357.26/sqft** •
Built in 1923

From Anaheim Street, head North on Cherry



Facts & Features

- Sold On 04/14/2021
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 5
- \$148535 Gross Scheduled Income
- \$111875 Net Operating Income
- 14 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 6500-9999
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$36,678
- Electric: \$400.00
- Gas: \$1,024
- Furniture Replacement:
- Trash: \$10
- Cable TV: 02114291
- Gardener:
- Licenses: 600
- Insurance: \$2,764
- Maintenance: \$12,369
- Workman's Comp:
- Professional Management: 7451
- Water/Sewer: \$4,842
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$825	\$825	\$1,150
2:	1	1	1	0	Unfurnished	\$850	\$850	\$1,150
3:	1	1	1	0	Unfurnished	\$936	\$936	\$1,150
4:	1	1	1	0	Unfurnished	\$950	\$950	\$1,150
5:	1	1	1	0	Unfurnished	\$995	\$995	\$1,150
6:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,150
7:	2	1	1	0	Unfurnished	\$1,025	\$2,050	\$1,150
8:	4	1	1	0	Unfurnished	\$1,050	\$4,200	\$1,150
9:	2	1	1	0	Unfurnished	\$1,100	\$2,200	\$1,150

Of Units With:

- Separate Electric: 14
- Gas Meters: 1
- 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 # 7261019002

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