

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	OC21044783	S	5568 E Saint Irmo WALK	LONG	1	STD	2	\$76,080		\$1,470,000	\$665.76	2208	1927/ASR	2,475/0.0568	2	04/23/21	23/23
2	PW20263120	S	1892 W Gardenia AVE	LONG	3	STD	2	\$23,400		\$590,000	\$527.73	1118	1922/ASR	6,304/0.1447	2	04/22/21	42/42
3	SB21050926	S	2701 E 17th	LONG	3	STD	2	\$24,600		\$859,000	\$576.51	1490	1958/ASR	4,509/0.1035	2	04/23/21	0/0
4	PW21007977	S	736 738 Walnut AVE	LONG	4	STD	2	\$0		\$850,000	\$403.23	2108	1918/ASR	6,728/0.1545	2	04/21/21	21/21
5	PW21042251	S	1635 E 6th ST	LONG	4	STD	2	\$55,704	5	\$860,000	\$379.19	2268	1919/ASR	6,714/0.1541	1	04/19/21	17/17
6	OC21050437	S	49 W Louise ST	LONG	7	STD	2	\$61,200	6	\$1,000,000	\$374.25	2672	1990/ASR	4,788/0.1099	4	04/23/21	9/9
7	DW21057069	S	136 W 53rd ST	LONG	699	STD	2	\$0		\$705,000	\$379.85	1856	1977/ASR	5,225/0.1199	3	04/21/21	13/13
8	PW21041945	S	667 Grand AVE #667 1/2, 669	LONG	2	STD,TRUS	3	\$2,690		\$12,500,000	\$5,258.73	2377	1922/ASR	6,751/0.155	1	04/20/21	14/14
9	PW20165358	S	28 Corona AVE	LONG	1	STD	4	\$79,620		\$1,850,000		0	1924/PUB	4,640/0.1065	2	04/19/21	191/191
10	PW21007325	S	2122 E 10th ST	LONG	3	STD	4	\$81,488	5	\$1,180,000	\$322.58	3658	1963/ASR	3,250/0.0746	2	04/20/21	58/58
11	OC21027468	S	3015 E 11th ST	LONG	3	STD	4	\$76,800		\$1,210,000	\$365.34	3312	1928/ASR	4,262/0.0978	4	04/21/21	34/34
12	21715236	S	608 W 6Th ST	LONG	4	STD	9			\$1,100,000	\$284.09	3872	1931	2,541/0.05		04/22/21	16/16

Closed • Duplex

List / Sold:

\$1,495,000/\$1,470,000 ↓

23 days on the market

Listing ID: OC21044783

5568 E Saint Irmo Walk • Long Beach 90803

2 units • \$747,500/unit • 2,208 sqft • 2,475 sqft lot • \$665.76/sqft • Built in 1927

Turn south on Tivoli Dr. from 2nd St., left on St. Irmo Walk



Situated in a premier Naples Island location, this beautifully remodeled duplex is sure to be the jewel of any investor portfolio. The front unit consists of 2 bedrooms (1 up, 1 down) & 2.5 baths in approximately 1500 sq. ft. of wide open living space, a spacious front patio & private balcony off the master suite. The back unit offers a private entrance & abundant natural light throughout 1 bedroom 1 bath and a separate den/office atop an amazing rooftop deck with peek-a-boo ocean views. Both units feature gorgeous kitchens & baths updated with Quartz counter tops, subway tile accents, custom cabinetry, espresso wood flooring throughout & quality finishes apparent at every turn. Other amenities include in unit laundry, ample storage, a 2 car garage & fantastic access to all this wonderful community has to offer... Alamitos Bay, the Romantic Canals, the Beach, & trendy shopping & dining! Be sure to check out the Virtual Tour & Floorplan Sketches!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Three Or More
- 2 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Wall Furnace
- Laundry: Inside
- \$76080 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264338
- 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	3	2	Unfurnished	\$3,900	\$3,900	\$4,200
2:	1	1	1	0	Unfurnished	\$2,440	\$2,440	\$2,600

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7244018006

Michael Lembeck

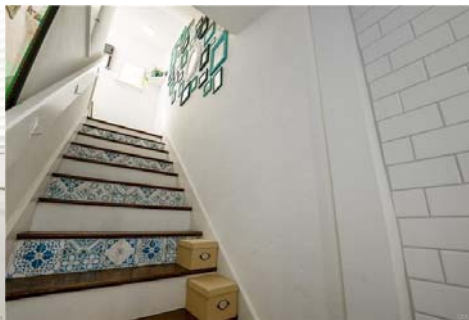
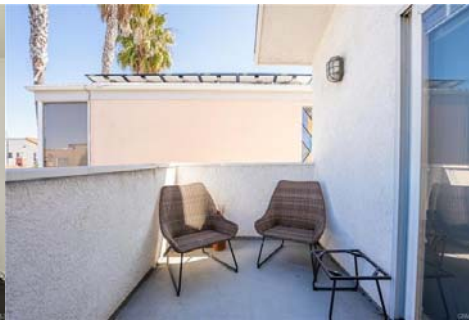
State License #: 01019397
Cell Phone: 714-742-3700

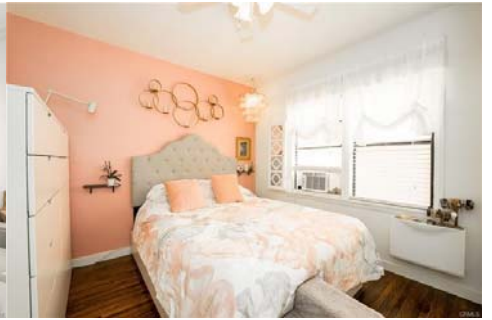
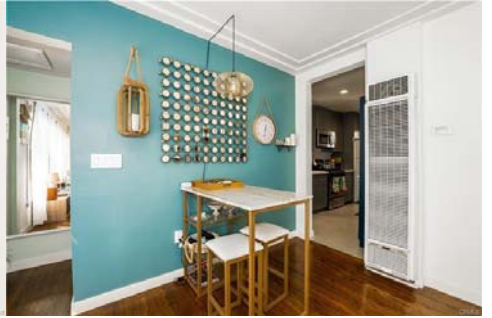
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21044783

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Closed • Duplex

List / Sold: **\$570,000/\$590,000** ↑

1892 W Gardenia Ave • Long Beach 90806

42 days on the market

2 units • \$285,000/unit • 1,118 sqft • 6,304 sqft lot • \$527.73/sqft • Built in 1922

Listing ID: PW20263120

North of PCH and West of Cherry Ave.



Great property for owner occupied with two homes on a lot and is separated by a fence. Live in one and rent the other one out. Good potential for add on as it's on a large corner lot facing Gardenia Ave. and E 19th St. Front home is well maintained with 2 bedrooms and 1 bathroom and a detached car garage, roof is 2 years old. Address for back home is 1912 E. 19th St. a 1 bedroom and 1 bathroom that need TLC and come with a detached car garage. Units have newer windows, roofs and plumbing. Both units are occupied by tenants.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$570,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- \$23400 Gross Scheduled Income
- \$18018 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room
- Floor: Laminate
- Appliances: Gas Range, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Formica Counters

Exterior

- Lot Features: 11-15 Units/Acre, Corner Lot, Front Yard, Garden, Lawn, Level with Street, Level, Paved, Walkstreet, Yard
- Fencing: Wood
- Sewer: Public Sewer
- Security Features: Window Bars

Annual Expenses

- Total Operating Expense: \$9,350
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00631090
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$1,750
2:	1	1	1	1	Unfurnished	\$800	\$800	\$1,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7216032001

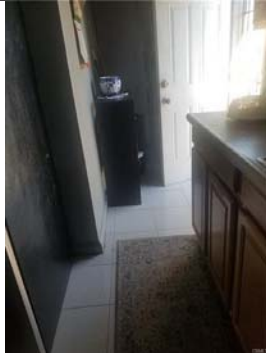
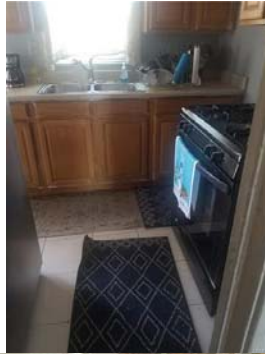
Michael Lembeck

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: **\$840,000/\$859,000** ↑

2701 E 17th • Long Beach 90804

0 days on the market

2 units • **\$420,000/unit** • **1,490 sqft** • **4,509 sqft lot** • **\$576.51/sqft** •
Built in 1958

Listing ID: SB21050926

Cross street of Ohio and 17th



A Fully remodeled property provides great cash-flow and consists of Unit B: 2bed/1bath rent \$1850, Unit A 2 bedroom and 1 bath, comes with 2 single car garages with driveway for 2nd car parkings. It offers remodeled kitchens and baths, updated windows and doors, vinyl plank flooring, newer cabinets, and newer quartz countertops. Appliances all included, also the black out blinds and standard blinds and easy to use hotel-version-newer AC/heater unit included. Both units are identical with each unit having a large closet in one bdrm and a smaller closet in the other. New landscaping, low maintenance backyard for BBQ and new vinyl fencing and separate laundry room on premises for both units to share. Value is not only in location, but with only one common wall, but also in potential income, and good tenants make it an ideal for value conscious buyers. SOLD AS IS. Washer and dryer in back of building included. Minutes away from downtown Long Beach, retail stores and all the restaurants it has to offer. Near Home Depot, Costco, Ralph's and Chase/Wells Fargo banks! Please Do NOT DISTURB TENANTS. Some pics are from the limited time we airbnb the unit, owner lives in other unit. Thank you.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$820,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Forced Air
- Laundry: Common Area, Dryer Included, Outside, Washer Included
- \$24600 Gross Scheduled Income
- \$21432 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot, Front Yard, Sprinklers Drip System
- Fencing: Excellent Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,574
- Electric: \$550.00
- Gas: \$288
- Furniture Replacement:
- Trash: \$280
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,000

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7260007027

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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Closed • Duplex

List / Sold: **\$859,000/\$850,000**

736 738 Walnut Ave • Long Beach 90813

21 days on the market

2 units • **\$429,500/unit** • **2,108 sqft** • **6,728 sqft lot** • **\$403.23/sqft** •
Built in 1918

Listing ID: PW21007977

North of 7th street & West of Cherry Avenue



California Craftmans Classic 2 on a lot Located in California Carftmans Historical District. Front house has 3 bedrooms (2 bedroom + Den being use as a 3rd bedroom), hardwood floors throughout living room and bedrooms, crown moldings, and washer and dryer hookup inside (Great house). back house large one bedroom and one bath turnkey, extra den can be use as second bedroom, beautiful hardwood floor throughout the house, nice backyard, patio/Gazebo with storage unit & washer & dryer hookup for the back home , each home has their own single car garage detached with long driveway for extra parking, and fruit tree. Historic Property over 100 yrs old "being sold As Is" in its present physical condition.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup, Inside, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	\$0	\$0	\$1,600
2:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$2,000

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
- 4 - Downtown Area, Alamos Beach area

- Los Angeles County
- Parcel # 7267028025

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: PW21007977

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Closed •

List / Sold: **\$815,000/\$860,000** ↑

1635 E 6th St • Long Beach 90802

17 days on the market

**2 units • \$407,500/unit • 2,268 sqft • 6,714 sqft lot • \$379.19/sqft •
Built in 1919**

Listing ID: PW21042251

From 7th St., head South on Orizaba, turn East on 6th St., property is on your left



COMING SOON! 2 Units in North Alhambra. This cute, Craftsman-style duplex is perfect for owner-users or investors. Both units bring in great income: the front unit is a large 4 bed, 1 bath and the rear unit is a cozy 2 bed, 1 bath with a shared yard in between the units. Centrally located in North Alhambra, this property offers owner-users or tenants an awesome lifestyle opportunity to walk to nearby shops, restaurants, and coffee parlors. With a short bike ride to the Beach, Bixby Park, and Downtown, the location is ideal for anyone looking to take advantage of all that Long Beach has to offer. The long driveway and garage offer ample off-street parking, which is a huge bonus in this neighborhood.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$815,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: In Garage
- Cap Rate: 5.13
- \$55704 Gross Scheduled Income
- \$41778 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,926
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,620
- Other Expense: \$319
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	1	Unfurnished	\$2,730	\$2,730	\$3,100
2:	1	2	1	0	Unfurnished	\$1,912	\$1,912	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7266022025

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:

\$1,000,000/\$1,000,000 ↑

9 days on the market

Listing ID: OC21050437

49 W Louise St • Long Beach 90805

2 units • \$500,000/unit • 2,672 sqft • 4,788 sqft lot • \$374.25/sqft • Built in 1990

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 49-51 W Louise. ALSO FOR SALE NEXT DOOR 45-47 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 \$64,800

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$939,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.5
- \$61200 Gross Scheduled Income
- \$57516 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, 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: \$3,684
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,007
- Cable TV: 02030113
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,007
- 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 \$2,400 \$2,400 \$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132005012

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: **\$675,000/\$705,000** ↑

136 W 53rd St • Long Beach 90805

13 days on the market

**2 units • \$337,500/unit • 1,856 sqft • 5,225 sqft lot • \$379.85/sqft •
Built in 1977**

Listing ID: DW21057069

Off Long Beach Blvd and 53rd St



Duplex. 2 bedrooms, 1.5 bath each unit. Located on a cul-de-sac.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$679,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$780
- Cable TV: 01848425
- 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	2	1	Unfurnished	\$0	\$0	\$1,800
2:	1	2	2	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7132013017

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

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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Closed •

List / Sold:

\$1,198,999/\$12,500,000 ↑

14 days on the market

Listing ID: PW21041945

667 Grand Ave # 667 1/2, 669 • Long Beach 90814

**3 units • \$399,666/unit • 2,377 sqft • 6,751 sqft lot • \$5258.73/sqft •
Built in 1922**

7th and Grand



Welcome to this beautiful Triplex located in charming Belmont Heights. Situated on a 6,751 sf. foot lot, this gorgeously landscaped property offers a generous 2,377 sq. ft. of living space shared among the 3 units. The property has a long drive way, ample street parking, and a 1 car garage. The units have their private patio, own yard, entry, and copper plumbing throughout. Unit 1 / front house, 3 bedroom and 2 bathroom (1,637 sq. ft.) features an Antique Java Fossilized Bamboo hardwood flooring throughout, 2 fireplace, granite countertops, large breakfast island, stained glass door and a private patio. The 2nd unit is a 1 bedrooms / 1 bathroom (450 sq. ft.) has an enclosed backyard, tile & carpets, and appliances. Studio (250 sq. ft.) with two separate entrances and a cute fully furnished kitchen and a patio. Location conveniently near: Award winning Long Beach USD and walking distance to Jefferson Leadership Academy. Also, zoned for Rogers Middle School. Less than a mile from Colorado and Lagoon Beach. Minutes from Belmont Shore where there are tons of quaint restaurants and shops. Close to the 22, 605, 405 and 710 freeway.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,198,999
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Common Area, Inside, See Remarks
- \$2690 Gross Scheduled Income
- \$2690 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom
- Floor: Bamboo, Tile
- Appliances: Electric Oven, Electric Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,576
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$289
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$203
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,590	\$1,590	\$0
3:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 2
- Dishwasher: 1
- Disposal:

- Drapes: 1
- Patio: 3
- Ranges: 3
- Refrigerator: 2
- Wall AC: 3

Additional Information

- Standard, Trust sale

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7254025018

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

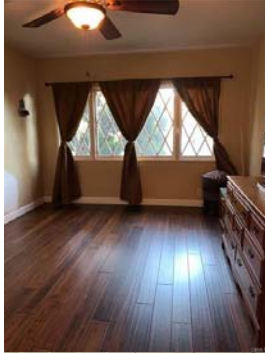
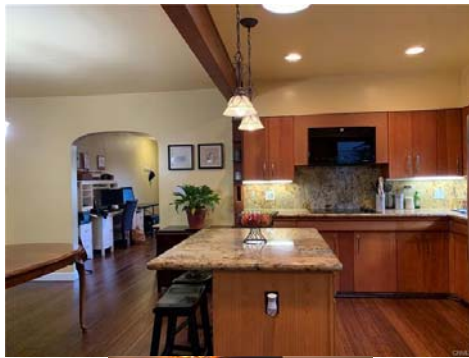
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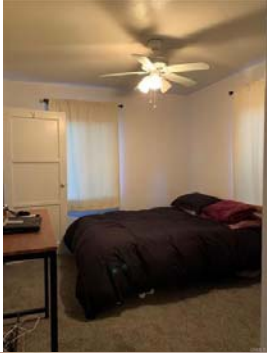
26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income LISTING ID: PW21041945

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Closed •

List / Sold:

\$1,950,000/\$1,850,000 ↓

191 days on the market

Listing ID: PW20165358

28 Corona Ave • Long Beach 90803

4 units • \$487,500/unit • 0 sqft • 4,640 sqft lot • No \$/Sqft data •
Built in 1924

On the corner of Corona & Ocean



Luxury Long Beach living at it's finest. This property sits steps from the ocean on a double wide lot in the popular Belmont Shore. The extra lot square footage provides the opportunity to add two ADU's or expand the front house for additional income. The 2br/1ba front house has been completely remodeled including new electric & plumbing. The three units in the back consist of two studios and one 2br/1ba unit all of which have been beautifully maintained. 28 Corona has communal on-site laundry as well as a double car garage providing coveted off-street parking for it's tenants. This property is ideal for an owner user, long term investor, or developer. With significantly lower tenant relocation fees and a more reasonable rent control cap than other beach communities, this property proves to be a desirable beach investment.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$2,149,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Common Area
- \$79620 Gross Scheduled Income
- \$42622 Net Operating Income
- 4 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Paved, Yard
- Waterfront Features: Across the Road from Lake/Ocean
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,998
- Electric: \$4,750.00
- Gas: \$360
- Furniture Replacement:
- Trash: \$360
- Cable TV: 01814504
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$2,260	\$4,520	\$3,000
2:	2	0	1	0	Unfurnished	\$1,058	\$2,115	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
- Los Angeles County
- Parcel # 7247024009

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: PW20165358

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Closed • **Quadruplex**

List / Sold:

\$1,199,990/\$1,180,000 ↓

58 days on the market

Listing ID: PW21007325

2122 E 10th St • Long Beach 90804

**4 units • \$299,998/unit • 3,658 sqft • 3,250 sqft lot • \$322.58/sqft •
Built in 1963**

between St Louis Ave and Dawson Ave



This is a wonderful investment property with income upside that is waiting to be maximized. Ideally situated in Long Beach – East-side neighborhood, this secure 4plex has been upgraded inside and enjoys reliable, long-term tenants. The seller has invested in beautifully updating three of the units so this could be a great opportunity for a resident-owner plus it offers upside with future rental increases. The units are spacious. The sizes are: 4/2 (1080), 1/1 (559), 3/1 (915) and 3/2 (1094). Two of the units have garages and each pays its own electricity and gas. One of the units has laundry in the garage. Ideally located near DTLB, the Zaferia district and close to CSULB, LBCC, the beach, public transportation and the freeways, this property has broad appeal so you will never have vacancies.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,199,990
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage
- Cap Rate: 5.2
- \$81488 Gross Scheduled Income
- \$63453 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,535
- Electric: \$160.00
- Gas:
- Furniture Replacement:
- Trash: \$1,623
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,600
- Workman's Comp:
- Professional Management: 5185
- Water/Sewer: \$2,234
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,265	\$1,265	\$1,350
2:	1	4	2	1	Unfurnished	\$1,911	\$1,911	\$2,100
3:	1	3	1	0	Unfurnished	\$1,745	\$1,745	\$1,900
4:	1	3	2	1	Unfurnished	\$1,815	\$1,815	\$1,950

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262010002

Michael Lembeck

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

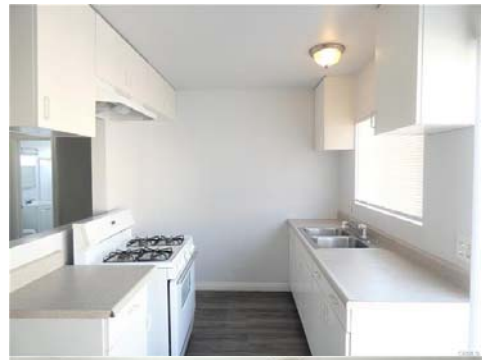
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Closed •

List / Sold:

\$1,225,000/\$1,210,000 ↓

34 days on the market

Listing ID: OC21027468

3015 E 11th St • Long Beach 90804

4 units • \$306,250/unit • 3,312 sqft • 4,262 sqft lot • \$365.34/sqft • Built in 1928

3015 E 11th Street, Long Beach, CA 90804



This investment opportunity is located in Eastside Long Beach, just off Orizaba and 11th Street. The complex consists of Four (4), 2 Bedroom, 1 Bath (1 Bedroom / 1 Bath + Den) units, each approximately 830 sq. ft. The exterior of the building has undergone recent renovations including fresh paint, and new windows. This property also includes amenities such as an on-site laundry room, central courtyard, and garage parking (one garage per unit) for additional income. A new owner may also have the ability to covert the garages into two additional ADU units (buyer to confirm with city).

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,225,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Common Area
- \$76800 Gross Scheduled Income
- \$49012 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,444
- Electric: \$1,725.00
- Gas: \$3,293
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$761
- 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:	4	2	1	1	Partially	\$1,600	\$6,400	\$7,400

Of Units With:

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

Additional Information

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

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

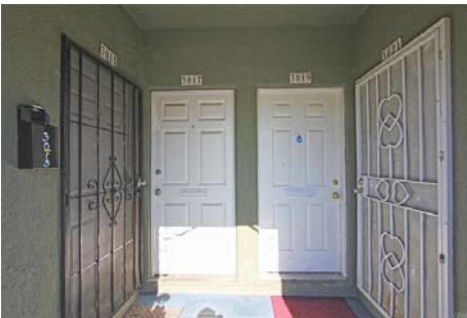
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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,580,000/\$1,100,000 ↓

16 days on the market

Listing ID: 21715236

608 W 6Th St • Long Beach 90802

9 units • **\$175,556/unit** • **3,872 sqft** • **2,541 sqft lot** • **\$284.09/sqft** •
Built in 1931

[Google Maps](#)



9-Unit Spanish building, great part of town. Priced at 14GRM. Seven singles and two bachelors. Minutes from the beach.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$1,590,000
- 1 Buildings
- Heating: Baseboard
- \$1 Net Operating Income

Interior

- Appliances: Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- 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:	7	7	1		Unfurnished	\$1,095	\$1,095	\$0
2:	2	0	1		Unfurnished	\$950	\$950	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7278020028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

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Mission Viejo, 92691

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