

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	23236999	S	641 Roycroft AVE	LONG	2	STD	2			\$1,399,000	\$522.80	2676	1930	5,247/0.12	N	2	04/07/23	10/10
2	PW23018594	S	3821 Elm AVE	LONG	6	STD	2	\$0		\$1,560,000 	\$388.35	4017	1924/ASR	12,403/0.2847	N	2	04/06/23	19/19
3	OC23037850	S	3028 Casplan AVE	LONG	11	STD	2	\$0		\$825,000 	\$434.21	1900	1939/ASR	5,582/0.1281	N	0	04/06/23	2/2

Closed •

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

641 Roycroft Ave • Long Beach 90814

10 days on the market

**2 units • \$699,500/unit • 2,676 sqft • 5,247 sqft lot • \$522.80/sqft •
Built in 1930**

Listing ID: 23236999

South of East 7th St, East of Ximeno Ave, West of Park Ave



Welcome to this classic Belmont Heights Spanish Duplex with a courtyard and fountain entry. Unit downstairs is 2 bedrooms/2 baths + den. The living and dining rooms highlight arched ceilings and front window to invite the light. The kitchen has a breakfast nook to start your day or turn into a home office. Off the kitchen there is an in-unit laundry room. The main bedroom opens to a peaceful backyard through French doors. Walk in closet has built in drawers and linen closet in the master bedroom. Ensuite bathroom features a large shower. The upstairs unit has 2 bedrooms/1 bath and also features the classic Spanish architecture throughout. There are curved ceilings, beautiful hardwood floors, a faux fireplace, formal dining room, in-unit laundry off kitchen and a breakfast area. Each unit has its own garage: downstairs 2 car off-ally, upstairs 1 car off-driveway. This property has been well maintained over the years and it shows. It is in close proximity to the Lagoon, golf course, Belmont Shore, Cal State, and freeway access. Don't miss this opportunity for a great home and/or investment.

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$1,399,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, Individual Room
- \$58833 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Microwave, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$8,937
- 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:	1	2	2		Unfurnished	\$2,995	\$2,995	\$2,995
2:	2	2	1		Unfurnished	\$2,595	\$2,595	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7241017025

Michael Lembeck

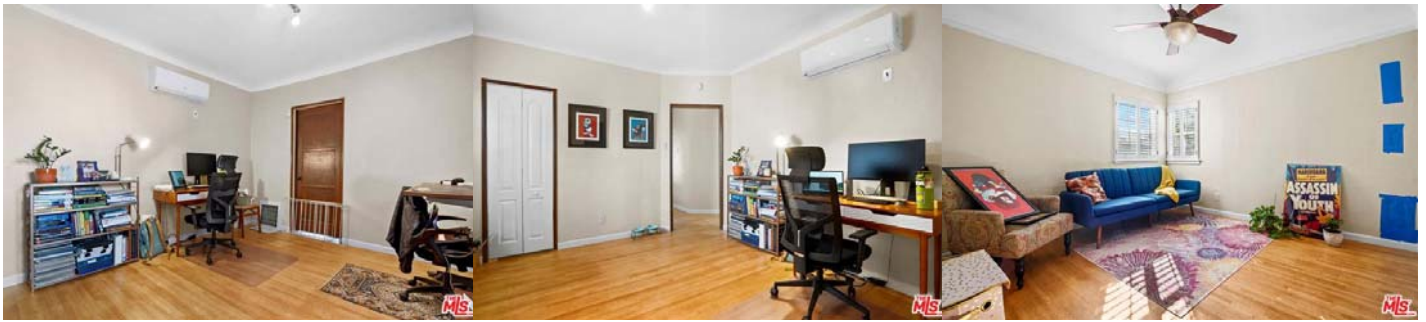
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

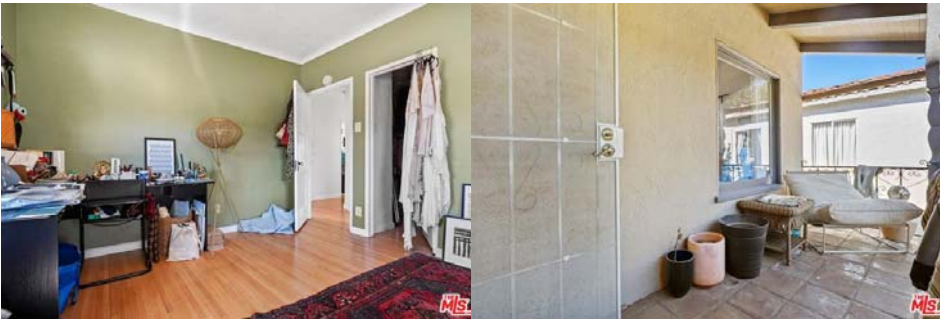
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 23236999

Printed: 04/09/2023 8:09:52 AM

Closed • Duplex

List / Sold:

\$1,499,000/\$1,560,000 ↑

19 days on the market

3821 Elm Ave • Long Beach 90807

2 units • **\$749,500/unit** • **4,017 sqft** • **12,403 sqft lot** • **\$388.35/sqft** •
Built in 1924

Listing ID: PW23018594



Update:(2-4-23) Offers due by FEB 17th. All offers will be presented to owner during that weekend 18 & 19 with counter offers followed if necessary. Welcome to this charming duplex located in the heart of Bixby Knolls, Long Beach! This property is perfect for an owner-occupant or an investor looking for a solid rental property. The duplex features a large 3,300sq/ft Custom home 5 bedroom 3.5 bathroom with custom wood features all around giving a victorian feel. The second unit is a 2 bedroom 1 bathroom 700 sqft above a garage. There is also a non-conforming additional studio connected to the garage that can be used for additional income for a small Airbnb or future plans to expand to the garage to create a 2nd 2 bedroom configuration. This property already has separate addresses so you will be able to add an additional unit to each property making it a 4-plex. Live in one and rent out the other or convert one into student housing. Bring your creativity to this rare neighborhood, as the lot size is above 12,000 sqft with plenty of room to bring your ideas to life. As you step inside the custom main home, you'll immediately feel at home in the bright and airy living rooms. Large dual pane windows allow natural light to pour in, creating a warm and inviting atmosphere. The open style kitchen is equipped with modern appliances and plenty of cabinet space, making cooking and meal preparation a breeze. Each unit also features cozy bedrooms that are perfect for rest and relaxation. The location of this duplex is truly ideal and sought after. With easy access to local shops, restaurants, and public transportation, you'll never be far from what you need. Whether you're running errands or commuting to work, you'll enjoy the convenience of this central location as well as new development coming in the new future that will further raise the future value. Also, the home has a solar system (paid off) and a water purification system. Don't miss out on this fantastic opportunity to own a spacious exquisite duplex in the prestigious Bixby Knolls, Long Beach. With its perfect combination of comfort, value, and location, this property is sure to meet all of your needs and exceed your expectations. Come see for yourself why this duplex is the perfect place to call home!

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Solar
- \$723 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Electric Oven, Electric Range, Microwave, Water Purifier

Exterior

- Lot Features: Garden, Lot 10000-19999 Sqft
- Fencing: Security
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0

- Cable TV: 02012110
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	2	Unfurnished	\$0	\$0	\$7,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7139012019

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 • Duplex

List / Sold: **\$749,000/\$825,000** ↑

3028 Caspian Ave • Long Beach 90810

2 days on the market

2 units • **\$374,500/unit** • **1,900 sqft** • **5,582 sqft lot** • **\$434.21/sqft** •
Built in 1939

Listing ID: OC23037850

Lots of ways into tract!



All the work is done, both homes are move-in ready and highly upgraded! This is two on a lot with 1 parcel number but two addresses (other address is 3026 Caspian but does not show in tax rolls) So let's start with the outside...Front house has drought tolerant landscaping with a drip system. You are welcomed by an inviting front porch and the driveway can accommodate 2-3 cars. Both homes have dual paned windows, shaker kitchen cabinets, granite counters, bamboo floors and newer carpet. All new stucco on 3028 and the front of 3026. Both homes were retro earthquake braced and bolted. New fence with gate (can leave access between homes or not) between the units, Expanded concrete patio and new water heater in 3028. All plumbing drains to sewer main on both were replaced. Seller split a 1 car garage between the two homes and installed laundry and storage for both homes. The back house is the ultimate beach cottage with vaulted ceilings and tons of natural light and a working fireplace. Back unit has a carport off the alley behind the gate and access from the front street as well. New roof, front door and water heater on 3028. Both units come with gas stoves, refrigerators and new HVAC! New outdoor motion sensor from dusk to dawn night lighting as well. Perfect to live in one and rent the other, this will go QUICK!

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$463 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Bamboo, Carpet, Tile
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Rocks, Sprinklers Drip System
- Security Features: Security Lights
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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:	2	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7312026011

Michael Lembeck

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

Re/Max Property Connection

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