

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 | <a href="#">PW23031792</a> | S | 4110 E <a href="#">Wilton ST</a>    | LONG | 3    | TRUS | 2     | \$27,000  |     | \$800,000↓   | \$422.83 | 1892  | 1961/PUB | 5,202/0.1194  | N       | 0        | 04/28/23 | <a href="#">10/10</a>   |
| 2 | <a href="#">CV23009076</a> | S | 224 W <a href="#">14th ST</a>       | LONG | 4    | STD  | 2     | \$35,640  |     | \$660,000↓   | \$399.03 | 1654  | 1919/ASR | 3,094/0.071   | N       | 2        | 04/28/23 | <a href="#">49/49</a>   |
| 3 | <a href="#">OC22243593</a> | S | 4676 4686 <a href="#">Banner DR</a> | LONG | 699  | STD  | 16    | \$281,293 |     | \$3,950,000↓ | \$383.50 | 10300 | 1946/ASR | 14,810/0.34   | N       | 4        | 04/27/23 | <a href="#">123/123</a> |
| 4 | <a href="#">PW23041994</a> | S | 111 W <a href="#">Del Amo BLVD</a>  | LONG | 7    | STD  | 18    | \$306,540 |     | \$3,300,000↓ | \$266.04 | 12404 | 1963/ASR | 13,247/0.3041 | N       | 12       | 04/25/23 | <a href="#">35/35</a>   |

**Closed** • Duplex

List / Sold: **\$999,000/\$800,000** ↓

**4110 E Wilton St** • Long Beach 90804

**10 days on the market**

**2 units** • **\$499,500/unit** • **1,892 sqft** • **5,202 sqft lot** • **\$422.83/sqft** •

**Listing ID: PW23031792**

**Built in 1961**

**From the Traffic Circle exit PCH north, Left on Termino, Left on Wilton**



Wonderful opportunity to own two rentable units on a quiet cul-de-sac in the heart of Long Beach! Live in one and rent out the other or rent both! Located near the traffic circle with easy access to dining, shopping and freeways. The front unit is a 1 bedroom, 1 bath with hardwood floors, a laundry room, plenty of storage and a fenced front yard. With no common walls this unit lives more like a small home. The back home is a 3 bedroom 2 bathroom house is accessible from Wilton or from the alley. This back home has an updated kitchen, large bedrooms, updated bathrooms, laminate flooring, indoor laundry hook ups and plenty of natural light. There are five parking spots behind the back house...plenty for both units. Don't miss this opportunity to own an investment property in Long Beach! VIEWING ONLY AT OPEN HOUSE

### Facts & Features

- Sold On 04/28/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$499 (Estimated)
- Laundry: In Kitchen, Individual Room, Inside, Washer Hookup
- \$27000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Range, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Crown Molding, Formica Counters, Granite Counters, Open Floorplan, Pantry, Storage

### Exterior

- Lot Features: Cul-De-Sac, Front Yard
- Fencing: Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$650
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$650
- 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     | 0      | Unfurnished | \$1,000     | \$12,000   | \$21,600  |
| 2: | 1     | 3    | 2     | 0      | Unfurnished | \$1,350     | \$16,200   | \$38,400  |

### # Of Units With:

- Separate Electric: 2
- Drapes:

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

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

## Additional Information

- Trust sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253019021

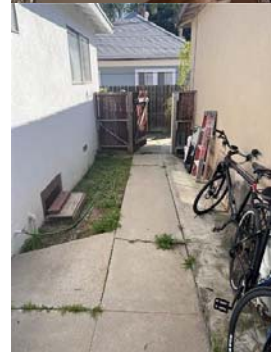
## Michael Lembeck

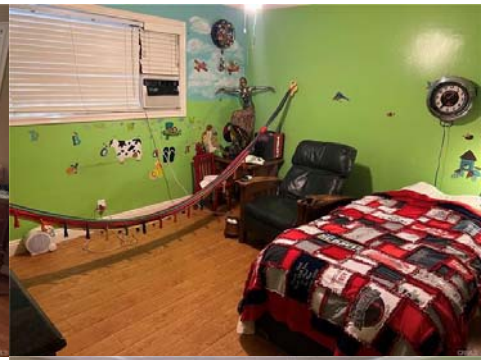
State License #: 01019397  
Cell Phone: 714-742-3700

## Re/Max Property Connection

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

▼ Click arrow to display photos





**Closed** • Duplex

List / Sold: **\$699,000/\$660,000** ↓

**224 W 14th St • Long Beach 90813**

**49 days on the market**

**2 units • \$349,500/unit • 1,654 sqft • 3,094 sqft lot • \$399.03/sqft • Built in 1919**

**Listing ID: CV23009076**

**Pacific to 14th street. left on 14th. Home is across from park.**



This is your chance to own two units in the Heart of Long Beach! Both units have had their upgrades over the last few years including updated electrical and newer roofs. Front unit: new water heater, Copper plumbing, laundry hookups and vents. Some of the windows have been changed to dual pane windows. The larger unit is a 2 bdr 1 bath at 950 sq ft and is currently renting at \$1450/month to month Rear unit: New cool roof, new electrical, Copper plumbing, some dual pane windows, newer kitchen. The smaller unit is 2 bdrm 1 bath and could be leased at \$1520/month. Address is 224/226.

### Facts & Features

- Sold On 04/28/2023
- Original List Price of \$725,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: See Remarks
- \$35640 Gross Scheduled Income
- \$32640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Floor: Laminate

### Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Near Public Transit
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,148
- Maintenance: \$1,852
- 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 | \$1,520     | \$1,520    | \$2,970   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,450     | \$1,450    | \$2,970   |

### # 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
- Rent Controlled

- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7269004011

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**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: CV23009076

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**Closed** • **Apartment**

List / Sold:

**\$4,000,000/\$3,950,000** ↓

123 days on the market

Listing ID: OC22243593

**4676 4686 N Banner Dr** • Long Beach 90807

**16 units** • **\$250,000/unit** • **10,300 sqft** • **.34 acre(s) lot** • **\$383.50/sqft** •  
**Built in 1946**

**Nearby Cross Streets: North Banner Drive & Orange Avenue**



Banner Gardens Apartments is a 16-unit multifamily investment property located in Long Beach, CA. The property offers attractive assumable financing at 4.06% through November 2024. Banner Gardens Apartments contains an excellent mix of studio, one, and two-bedroom floor plans with amenities including a private patio and deck (select units), hardwood and tile flooring, garage and surface parking, on-site laundry, and security doors. Additionally, 9 of 16 units have been renovated with quartz countertops, recessed lighting, shaker-style cabinetry, and more. Long Beach's strong rental metrics, including a 2021 vacancy rate of just 1.8 percent and year-over-year rent growth of 12.1 percent, are evidence of the substantial demand for rental units in the area. With current rents below market rates, Banner Gardens Apartments represents an attractive value-add opportunity for a new owner. Banner Gardens Apartments is situated in the desirable Bixby Knolls neighborhood of Long Beach, which primarily features single-family homes. Residents enjoy convenient access to everyday needs as well as a plethora of retail, dining, and entertainment options at the recently constructed Long Beach Exchange that is within 2 miles of the property. Banner Gardens Apartments is in close proximity to all levels of schooling including Barton Elementary School, Hughes Middle School, and Jordan High School. Additionally, the property benefits from its location within 1.90 miles of Interstates 710 and 405, connecting residents to employment hubs throughout Los Angeles and Orange Counties.

## Facts & Features

- Sold On 04/27/2023
- Original List Price of \$4,100,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- \$2,718 (Assessor)
- Laundry: Community
- \$281293 Gross Scheduled Income
- \$186544 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 0 water meters available

## Interior

## Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$91,381
- Electric: \$1,516.00
- Gas: \$1,516
- Furniture Replacement:
- Trash: \$1,516
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$4,924
- Maintenance: \$8,800
- Workman's Comp:
- Professional Management: 12507
- Water/Sewer: \$1,519
- Other Expense: \$11,518
- Other Expense Description: Misc

## Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 4     | 0    | 1     | 1      | Unfurnished | \$5,550     | \$5,550    | \$6,300   |
| 2: | 11    | 1    | 1     | 2      | Unfurnished | \$15,990    | \$15,990   | \$20,900  |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,901     | \$1,901    | \$2,275   |

## # Of Units With:

- Separate Electric: 16
- Drapes:

- Gas Meters: 16
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

## Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 7136012018

## 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: OC22243593

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**Closed** • **Commercial/Residential**

List / Sold:

**\$3,995,000/\$3,300,000** ↓

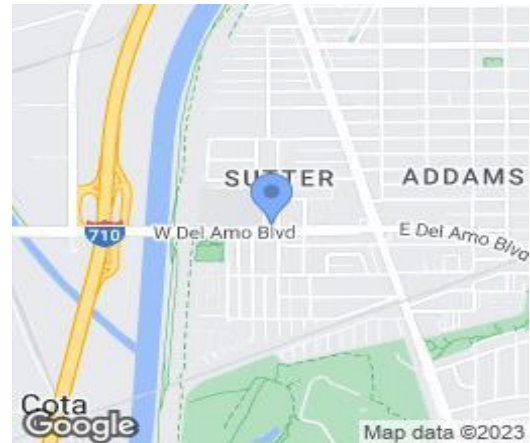
**35 days on the market**

**111 W Del Amo Blvd** • Long Beach 90805

**18 units** • **\$221,944/unit** • **12,404 sqft** • **13,247 sqft lot** • **\$266.04/sqft** •  
**Built in 1963**

**Listing ID: PW23041994**

**Between Pacific and Daisy**



111 West Del Amo Boulevard is an 18-unit apartment building in Long Beach, California. This asset presents a great opportunity for an investor to acquire a partially renovated asset in a strong rental market, continue renovating the property, and capture 42 percent rental upside. 111 West Del Amo Boulevard offers a mix of eight two-bedroom/one-bath and 10 one-bedroom/one-bath units and a competitive amenities package that includes a pool, controlled access, laundry facilities, and 12 single-car garages with tandem driveway parking. The asset boasts several recent improvements, including all new windows, a new pool fence, newer pool equipment, and the recent remodeling of three units with the remodel of a fourth unit currently underway. The property is in a solid rental location with great visibility along Del Amo Boulevard and proximate to schools; Perry Lindsey Middle School is directly across the street, and Dooley Elementary is just down the block. Additionally, the Bixby Knolls Shopping Center is a mile away, offering tenants easy access to a Vons, ALDI, Marshalls, Starbucks, post office, and more.

### Facts & Features

- Sold On 04/25/2023
- Original List Price of \$3,995,000
- 1 Buildings
- 24 Total parking spaces
- \$3,250 (Estimated)
- Laundry: Community
- \$306540 Gross Scheduled Income
- \$166066 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$136,923
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- Gardener:
- Licenses:
- Insurance: \$0
- 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: | 8     | 2    | 1     | 0      | Unfurnished | \$1,414     | \$11,314   | \$2,350   |
| 2: | 10    | 1    | 1     | 0      | Unfurnished | \$1,423     | \$14,231   | \$1,750   |

### # Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 0
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

## Additional Information

- Standard sale
- Rent Controlled

- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7132024019

### 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: PW23041994

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