

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	Spes	Date	DOM/CDOM
1	PW22030256	S	1124	Roswell AVE	LONG	3	STD	2	\$75,060	5	\$1,150,000	\$633.26	1816	1930/ASR	5,300/0.1217	N		1	04/29/22	18/18
2	DW22038262	S	1643	E Mckenzie ST	LONG	7	STD	2	\$12,000		\$790,000	\$161.22	4900	1928/ASR	4,900/0.1125	N		2	04/26/22	3/3
3	OC22061894	S	2204	Argonne AVE	LONG	35	TRUS	2	\$20,400		\$1,035,000	\$576.92	1794	1949/ASR	6,132/0.1408	N		2	04/27/22	13/13
4	PW22023507	S	1409	E South ST	LONG	7	STD	3	\$36,900		\$652,000	\$448.73	1453	1946/ASR	4,437/0.1019	N		0	04/29/22	11/11
5	PW22040312	S	5337	E Brittain ST	LONG	28	STD	3	\$66,000		\$1,350,000	\$598.67	2255	1945/ASR	5,764/0.1323	N		0	04/27/22	8/8
6	OC22037768	S	153	W Zane ST	LONG	699	STD	3	\$70,800		\$1,000,000	\$500.50	1998	1950/EST	8,998/0.2066	N		2	04/29/22	40/40
7	SB22016445	S	1575	Linden AVE	LONG	9	STD	6	\$106,200		\$1,500,000	\$377.45	3974	1928/ASR	6,498/0.1492	N		5	04/29/22	8/8
8	OC22044005	S	2226	Lewis AVE #8	LONG	9	STD	8	\$195,120	5	\$3,075,000	\$460.33	6680	1987/PUB	5,882/0.135	N		16	04/26/22	7/7
9	OC22029114	S	1275	E 2nd ST	LONG	699	STD	14	\$305,760		\$5,500,000	\$515.37	10672	1956/ASR	9,148/0.21	N		6	04/26/22	30/30
10	OC22029024	S	1260	E 2nd ST	LONG	699	STD	20	\$442,620		\$7,500,000	\$524.73	14293	1954/ASR	12,197/0.28	N		9	04/26/22	30/30

Closed •

List / Sold:

\$1,100,000/\$1,150,000 ↑

18 days on the market

Listing ID: PW22030256

1124 Roswell Ave • Long Beach 90804

2 units • \$550,000/unit • 1,816 sqft • 5,300 sqft lot • \$633.26/sqft • Built in 1930

Ximeno and Anaheim



Please take time to discover the virtual tour & floorplan links along with the supporting data for the market rents in the supplement tabs. This property has been the pride and joy of the owners for over 16 years. Who is ready to profit from this fantastic opportunity? Imagine living in a home that would run upwards of \$800K in this part of town, only now you have a potential income stream of up to \$1950 coming from the unit in the back (Actual rents are currently \$1,800) ...Or rent out the front and pick up another potential \$2,775 to offset your mortgage investment. The pictures and tours speak volumes as to the care and character of this oh so cool property in the even more hip enclave known as "Zafaria" You will be just around the corner from the public "Big Rec" golf course, the dog park and the local Long Beach Play House. The walk and cycle scores are just as attractive as this well designed Spanish gem. Grab some refreshments at the Port City Tavern, Rounding 3rd Sports Bar and Grill or just relax in your private side yard while you BBQ off of your walk in kitchen pantry.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 1 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Common Area, In Garage
- Cap Rate: 5
- \$75060 Gross Scheduled Income
- \$53290 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Walk-In Closet, Walk-In Pantry
- Floor: Bamboo, Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Built-in Features, Copper Plumbing Partial, Laminate Counters, Pantry, Stone Counters, Tile Counters

Exterior

- Lot Features: Front Yard, Sprinklers In Front
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$21,771
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses: 0
- Insurance: \$1,142
- Maintenance: \$1,200
- Workman's Comp: \$0
- Professional Management: 4503.6
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$1,950
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,775

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 1
 - Disposal: 2
- Drapes:
 - Patio:
 - Ranges: 3
 - Refrigerator: 0
 - Wall AC: 2

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
 - Los Angeles County
 - Parcel # 7241008022

Michael Lembeck

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

Re/Max Property Connection

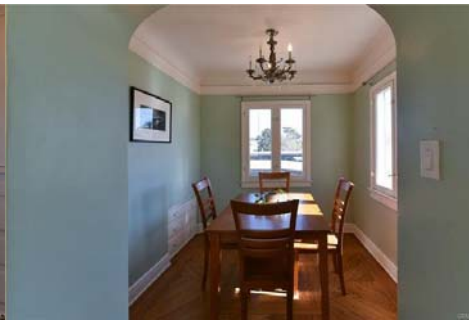
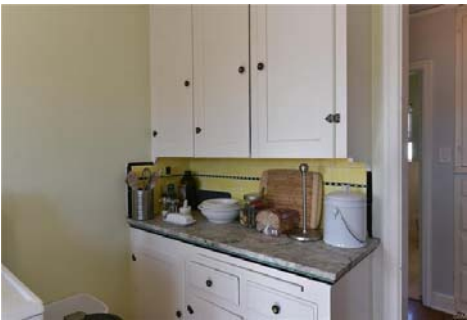
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos













Main Building	
MAIN HOUSE	
Interior Area:	1013.80 sq ft
Perimeter Wall Length:	139 ft
Perimeter Wall Thickness:	5.5 in
Exterior Area:	1077.69 sq ft
UPPER APT	
Interior Area:	666.37 sq ft
Perimeter Wall Length:	113 ft
Perimeter Wall Thickness:	5.5 in
Exterior Area:	718.34 sq ft
LOWER APT	
Interior Area:	558.77 sq ft
Perimeter Wall Length:	101 ft
Perimeter Wall Thickness:	5.5 in
Exterior Area:	605.28 sq ft
GARAGE,PATIO,CARPORT	
Excluded Area:	217.19 sq ft
All space is excluded	
Total Above Grade Floor Area	
Main Building Interior:	2238.94 sq ft
Main Building Excluded:	217.19 sq ft
Main Building Exterior:	2401.31 sq ft

Closed •

List / Sold: **\$750,000/\$790,000** ↑

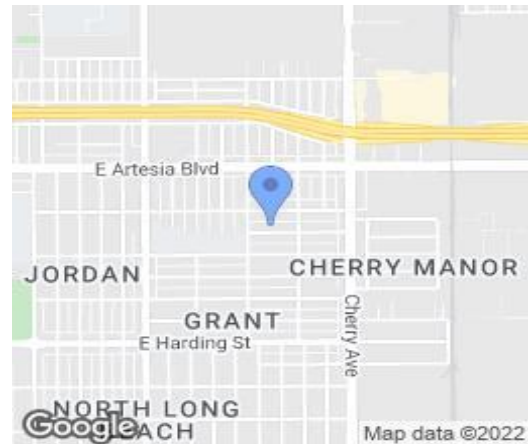
1643 E Mckenzie St • Long Beach 90805

3 days on the market

2 units • \$375,000/unit • 4,900 sqft • 4,900 sqft lot • \$161.22/sqft •
Built in 1928

Listing ID: DW22038262

near harding and cherry



Wow!! Charming Duplex in North Long Beach. Great opportunity to add a great investment property into your portfolio or simply live in one and rent the other. High potential rental income! Great 3Bed/2.5Bath front house with a detached rear 1bed/1bath (single) unit and a detached garage with alley access. Yard includes lime, mango, orange and avocado trees. This rare to find property is located in a great area of North Long Beach. Minutes from the Uptown Commons shopping center, Starbucks, Chase and the 710/91/405 freeways. Check it out; Rent it out! Start collecting passive income while building your equity. Thank you for viewing. ***Contingent upon Sellers finding replacement property***

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Fireplace(s), Floor Furnace, Wall Furnace
- \$4,244 (Assessor)
- Laundry: Individual Room, Inside
- \$12000 Gross Scheduled Income
- \$12000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bedroom
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Lot Over 40000 Sqft, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$212
- Electric: \$100.00
- Gas: \$50
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$42
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$20
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7114017032

Michael Lembeck

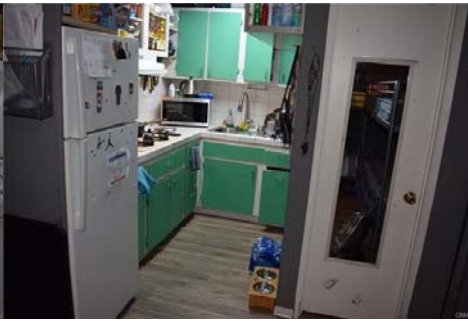
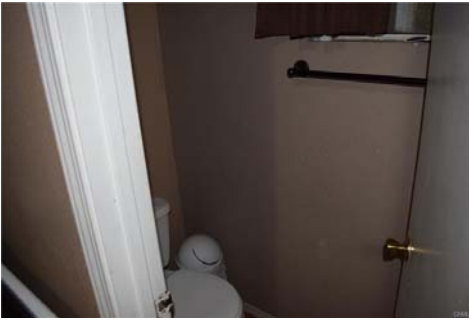
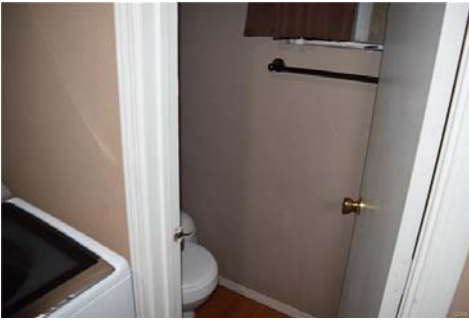
State License #: 01019397
Cell Phone: 714-742-3700

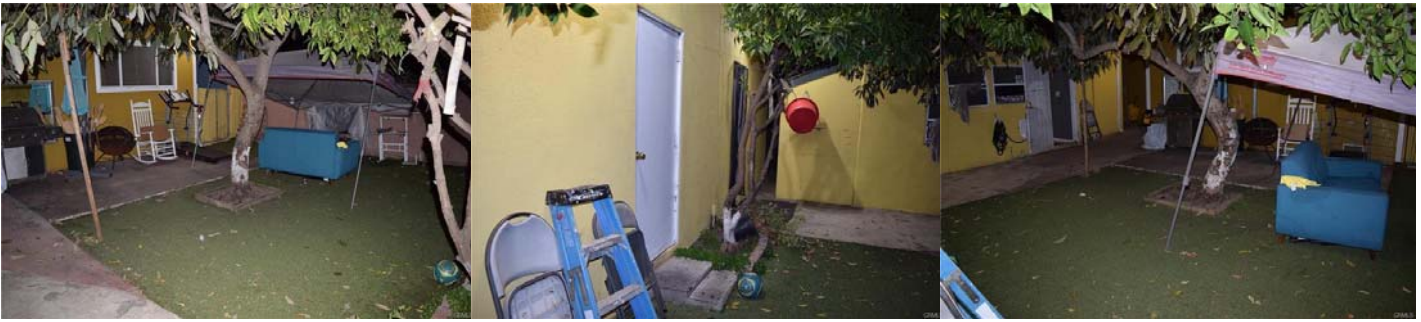
Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$899,900/\$1,035,000** ↑

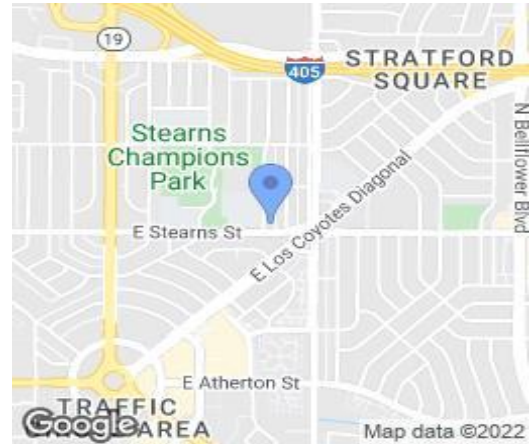
2204 Argonne Ave • Long Beach 90815

13 days on the market

2 units • \$449,950/unit • 1,794 sqft • 6,132 sqft lot • \$576.92/sqft • Built in 1949

Listing ID: OC22061894

From Los Coyotes Diagonal, head west on Stearns to Argonne. Turn north on Argonne.



Located on a quiet tree-lined street in the Stearns Park area. This duplex is located across the street from Tucker Elementary School and Stearns Champions Park and close to CSULB, Long Beach City College and the many shops and restaurants at the Traffic Circle. Each unit has two bedrooms, one bath, wall heaters and laundry hookups and hardwood floors. Parking is not a problem due to the shared 2 car garage with alley access, driveway parking as well as plenty of street parking. Units are separately metered for gas and electric. One water meter serves the property. Raised foundation has been reinforced. Newer vinyl fence in back yard.

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$899,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- \$20400 Gross Scheduled Income
- \$9100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Wood

Exterior

- Lot Features: Front Yard, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,553
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01956644
- Gardener:
- Licenses:
- Insurance: \$1,694
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$859
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Trust sale
- 35 - Artcraft Manor area
- Los Angeles County
- Parcel # 7223006002

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: OC22061894

Printed: 05/01/2022 9:52:39 AM

Closed •

List / Sold: **\$650,000/\$652,000** ↑

1409 E South St • Long Beach 90805

11 days on the market

3 units • \$216,667/unit • 1,453 sqft • 4,437 sqft lot • \$448.73/sqft •
Built in 1946

Listing ID: PW22023507

Orange ave right South St



Three units income property with a lot of updates, new roof, one unit has new windows, bathrooms updated, located close to school , commercial center, churches and 710/91 freeways. One unit is vacant.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$650,000
- 1 Buildings
- 0 Total parking spaces
- \$527 (Estimated)
- \$36900 Gross Scheduled Income
- \$35604 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,020
- Electric: \$240.00
- Gas: \$720
- Furniture Replacement:
- Trash: \$240
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,420
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$3,125	\$36,900	\$43,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7123020025

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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Closed • **Triplex**

List / Sold:

\$1,199,000/\$1,350,000 ↑

8 days on the market

5337 E Brittain St • Long Beach 90808

3 units • \$399,667/unit • 2,255 sqft • 5,764 sqft lot • \$598.67/sqft • Built in 1945

Listing ID: PW22040312

Cross street are Stearnlee and E Conant



Live in 1 and rent out the 2 newly constructed and fully permitted fabulous ADU'S! The front home, built in 1945 offers 3 nice sized bedrooms and a large full bath. The large living room offers a wonderful wood burning fireplace, recessed lighting and beautiful hardwood floors throughout this lovely home, including the kitchen. The 2 new ADU'S offer the ultimate in modern features with 1 ADU offering 2 beds and 1 bath and the 2nd Junior ADU offers 1 large bed and 1 bath. The 1 bedroom unit features high vaulted ceilings as well. All 3 properties are individually metered with separate A/C and heating units for each property Everything about all 3 properties, due to its' location, make this property highly desirable and easy to rent garnering top rents for this property. All 3 properties offer the best in modern conveniences, as well, with the new ADUS having all BRAND new kitchens, appliances and with all 3 properties have their own washer/dryers inside of each property .An added bonus is their is plenty of outside living space too! The location is centrally located and close to the Long Beach Airport and well as The Hanger, where all the cool restaurants and shopping are located, not to mention it is close to Long Beach City College too, and not a far drive to the beach as well. Everything about this property screams quality and great taste!

Facts & Features

- Sold On 04/27/2022
- Original List Price of \$1,199,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: In Closet, Inside, Stackable
- \$66000 Gross Scheduled Income
- \$63600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	3	1	2	Unfurnished	\$3,000	\$36,000	
2:	1	2	1	0	Unfurnished	\$2,500	\$30,000	
3:	1	1	1	0	Unfurnished	\$1,500	\$18,000	

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Drapes:
- Patio:
- Ranges: 3

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 3
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 28 - Lakewood City area
- Los Angeles County
- Parcel # 7183020010

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: **\$989,888/\$1,000,000** ↑

153 W Zane St • Long Beach 90805

40 days on the market

**3 units • \$329,963/unit • 1,998 sqft • 8,998 sqft lot • \$500.50/sqft •
Built in 1950**

Listing ID: OC22037768

Main street long beach blvd



Incredible opportunity on this beautiful sought after Long Beach duplex, and potential to build ADU! A gorgeous landscaped, and concrete steps greet you at the curb and guide you to the front entrance of the home. Upon entering the house, you are instantly struck by the natural flowing concept, laminate flooring, and kitchen area to the beautiful backyard. The cozy living room and entertainment area is perfect for relaxing with friends and family on these summer days. The kitchen is truly a highlight of the home, offering white color cabinetry with modern hardware, amazing one of a kind light fixtures, stainless steel appliances, and granite counter tops. Moving to the rooms you will find that the bedrooms further express the homes resounding charm with updated lighting. You'll love the convenience of the corner lot, and plenty of parking space for guests and tenants. Located in the highly desired Long Beach neighborhood near Dooley Elementary School, Perry Lindsey middle school, restaurants and central to the 710, 405 and 91 freeways.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$989,888
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: In Garage, Inside
- \$70800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

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: 01280965
- 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	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,000

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7132021012

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: OC22037768

Printed: 05/01/2022 9:52:48 AM

Closed • **Apartment**

List / Sold:

\$1,450,000/\$1,500,000 ↑

8 days on the market

Listing ID: SB22016445

1575 Linden Ave • Long Beach 90813

6 units • **\$241,667/unit** • **3,974 sqft** • **6,498 sqft lot** • **\$377.45/sqft** •
Built in 1928

South of PCH between Long Beach Blvd & Atlantic



Great 6 unit apartment building centrally located near elementary school, medical center, parks, shopping and transportation. The front two level building was originally four one bedroom plus den and one bath units, the dens were converted to bedrooms so now they are four two bedroom one bath units. The rear building has two one bedroom one bath units, community laundry room and five car garage off the alley. Unit C in the front and unit 1577 have use of the garages, all others use street parking.

Facts & Features

- Sold On 04/29/2022
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$106200 Gross Scheduled Income
- \$77370 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,830
- Electric: \$480.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses: 500
- Insurance: \$2,400
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,450
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
3:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$1,550
4:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,450
5:	1	1	1	3	Unfurnished	\$1,200	\$1,200	\$1,200
6:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,550

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 9 - Poly High area
- Los Angeles County
- Parcel # 7269024011

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: SB22016445

Printed: 05/01/2022 9:52:48 AM

Closed •

List / Sold:

\$3,000,000/\$3,075,000 ↑

7 days on the market

Listing ID: OC22044005

2226 Lewis Ave # 8 • Long Beach 90806

**8 units • \$375,000/unit • 6,680 sqft • 5,882 sqft lot • \$460.33/sqft •
Built in 1987**

from PCH Go North on Orange Avenue, make left on Hill Street, Make right on Lewis Avenue, Building on the right side



Facts & Features

- Sold On 04/26/2022
- Original List Price of \$3,000,000
- 1 Buildings
- 16 Total parking spaces
- \$0 (Owner)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.8
- \$195120 Gross Scheduled Income
- \$144034 Net Operating Income
- 9 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,086
- Electric: \$598.70
- Gas: \$0
- Furniture Replacement:
- Trash: \$458
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$5,228
- Maintenance:
- Workman's Comp:
- Professional Management: 9756
- Water/Sewer: \$6,585
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2		\$1,800		\$2,800
2:	1	3	2	2		\$1,890		\$2,800
3:	1	3	2	2		\$2,050		\$2,800
4:	1	3	2	2		\$1,940		\$2,800
5:	1	3	2	2		\$2,300		\$2,800
6:	1	3	2	2		\$1,940		\$2,800
7:	1	3	2	2		\$2,400		\$2,800
8:	1	3	2	2		\$1,940		\$2,800

Of Units With:

- Separate Electric: 9
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 9 - Poly High area
- Los Angeles County
- Parcel # 7211017028

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: **\$5,500,000/\$5,500,000**

1275 E 2nd St • Long Beach 90802

30 days on the market

**14 units • \$392,857/unit • 10,672 sqft • .21 acre(s) lot • \$515.37/sqft •
Built in 1956**

Listing ID: OC22029114

Nearby Cross Streets: 2nd Street & Esperanza Avenue



1275 East 2nd Street is a 14-unit fully renovated, turn-key multifamily investment property located in Long Beach, a premier rental market in Los Angeles County, California. Fully renovated in 2018, the property received significant capital improvements which modernized the building's exterior, common areas, and unit interiors. These improvements include brand new windows, a fresh two-tone paint scheme, wood slat security doors, upgraded lighting, as well as new cabinetry, stainless steel appliances, and quartz countertops in the interiors. This turn-key asset offers an excellent unit mix consisting of studio, one, and two-bedroom floor plans. Amenities include a community barbeque and picnic area, controlled access, a central courtyard, on-site laundry, garage parking, hardwood flooring, and storage lockers.

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$5,500,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$2,363 (Assessor)
- Laundry: Community
- \$305760 Gross Scheduled Income
- \$208481 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$107,966
- Electric: \$1,496.50
- Gas: \$1,497
- Furniture Replacement:
- Trash: \$1,497
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$4,067
- Maintenance: \$8,400
- Workman's Comp:
- Professional Management: 14240
- Water/Sewer: \$1,497
- Other Expense: \$9,763
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	2	Unfurnished	\$1,575	\$1,575	\$1,700
2:	11	1	1	2	Unfurnished	\$19,560	\$19,560	\$21,450
3:	2	2	1	2	Unfurnished	\$4,345	\$4,345	\$4,800

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- 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 # 7265011039

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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CUSTOMER FULL: Residential Income LISTING ID: OC22029114

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Closed •

List / Sold: **\$7,500,000/\$7,500,000**

1260 E 2nd St • Long Beach 90802

30 days on the market

**20 units • \$375,000/unit • 14,293 sqft • .28 acre(s) lot • \$524.73/sqft •
Built in 1954**

Listing ID: OC22029024

Nearby Cross Streets: 2nd Street & Esperanza Avenue



1260 East 2nd Street is a 20-unit fully renovated, turn-key multifamily investment property located in Long Beach, a premier rental market in Los Angeles County, California. Fully renovated in 2018, the property received significant capital improvements which modernized the building's exterior, common areas, and unit interiors. These improvements include brand new windows, a fresh two-tone paint scheme, wood slat security doors, upgraded lighting, as well as new cabinetry, stainless steel appliances, and quartz countertops in the interiors. This turn-key asset offers an excellent unit mix consisting of studio, one, two, and three-bedroom floor plans. Amenities include a community barbeque and picnic area, controlled access, a central courtyard, on-site laundry, garage parking, hardwood flooring, and storage lockers.

Facts & Features

- Sold On 04/26/2022
- Original List Price of \$7,500,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 1 Total carport spaces
- \$3,365 (Assessor)
- Laundry: Community
- \$442620 Gross Scheduled Income
- \$302472 Net Operating Income
- 20 electric meters available
- 20 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$149,550
- Electric: \$2,041.00
- Gas: \$2,040
- Furniture Replacement:
- Trash: \$2,040
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance: \$5,811
- Maintenance: \$12,000
- Workman's Comp:
- Professional Management: 18081
- Water/Sewer: \$2,040
- Other Expense: \$16,165
- Other Expense Description: Misc

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1	1	Unfurnished	\$4,745	\$4,745	\$5,100
2:	13	1	1	6	Unfurnished	\$22,715	\$22,715	\$25,350
3:	3	2	1	1	Unfurnished	\$6,425	\$6,425	\$7,200
4:	1	3	2	1	Unfurnished	\$3,000	\$3,000	\$3,250

Of Units With:

- Separate Electric: 20
- Gas Meters: 20
- Water Meters: 1
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7265011009

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: OC22029024

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