

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		21691400	S	367	Termino AVE	LONG	2	PRO	2	\$1,100,000↑	\$629.29	1748	1919	9,358/0.21	1	04/30/21	15/15	
2		PW20240398	S	2721	E Ocean BLVD	LONG	2	TRUS	2	\$114,000	\$2,800,000↓	\$764.40	3663	1953/ASR	11,001/0.2525	4	04/29/21	109/109
3		SW21003888	S	1434	Coronado AVE	LONG	3	STD	2	\$60,000	\$1,025,000↓	\$377.81	2713	2010/ASR	6,876/0.1579	4	04/28/21	43/43
4		PW21078662	S	3735	Cerritos AVE	LONG	6	STD	2	\$56,400	\$1,150,000↑	\$575.58	1998	1925/ASR	6,395/0.1468	2	04/28/21	0/49
5		SW20158860	S	1215	Orizaba AVE	LONG	3	STD	4	\$120,000	\$1,364,800↓	\$284.33	4800	1980/ASR	7,547/0.1733	6	04/26/21	209/209
6		SW20157537	S	1207	Orizaba AVE	LONG	3	STD	4	\$108,000	\$1,395,200↓	\$290.67	4800	1980/ASR	6,339/0.1455	6	04/26/21	210/210
7		SB20240042	S	1620	Chestnut AVE	LONG	5	STD	4	\$76,500	\$1,175,000↓	\$291.71	4028	1917/PUB	7,503/0.1722	4	04/30/21	85/85
8		PW20220991	S	1513	E Broadway	LONG	4	STD	5	\$94,140	\$1,200,000↓	\$485.04	2474	1914/ASR	2,508/0.0576	0	04/27/21	116/473
9		PW21038909	S	324	E 19th ST	LONG	9	STD	6	\$53,460	\$900,000↓	\$357.14	2520	1921/ASR	5,769/0.1324	0	04/26/21	5/5
10		SB21018118	S	1061	Dawson AVE	LONG	3	STD	9	\$174,780	\$2,400,000↑	\$352.68	6805	1986/ASR	6,280/0.1442	0	04/27/21	11/11

Closed •

List / Sold:

\$1,100,000/\$1,100,000 ↑

15 days on the market

Listing ID: 21691400

367 Termino Ave • Long Beach 90814

2 units • **\$550,000/unit** • **1,748 sqft** • **9,358 sqft lot** • **\$629.29/sqft** • **Built in 1919**

North of 3rd Street



Probate Sale! No Court Confirmation required! All offers due by Tuesday, February 23rd, 2021 by 4:00 PM This Duplex is located in the Belmont Heights Area of Long Beach and features a total of 3 bedroom and 2 bathroom +/- 1,748 SF of living space with a large +/- 9,358 SF lot.

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$799,000
- 2 Buildings
- 1 Total parking spaces

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale

- 2 - Belmont Heights, Alamos Heights area
- Los Angeles County
- Parcel # 7255015025

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**\$2,998,750/\$2,800,000** ↓

109 days on the market

2721 E Ocean Blvd • Long Beach 90803**2 units** • **\$1,499,375/unit** • **3,663 sqft** • **11,001 sqft lot** • **\$764.40/sqft** •
Built in 1953

Listing ID: PW20240398

On Ocean Blvd. between Temple and Molino

Investor Dream Location! Location! With \$120K GSI Potential ~ Majestic Quarter- Acre Estate at Lands End in The Historical Bluff Park Neighborhood ~ A Stunning Sanctuary with Unobstructed Ocean Views and Manicured Grounds ~ Two Separate Homes with Unmatched Quality. A Unique Offering for the Discriminating Buyer. The Beautiful - Ocean View- Primary Residence: 3BR/ 2.25 BA, Over 2000 SQFT, Brick Single Story, Gourmet Kitchen, Natural Oak Flooring, Marble Fireplace...Well Designed, Lg. Garage Area (580 SQFT) with More Secured Parking/Security Gate. A True Must See! The Incredible, Detached, Rear Ocean View Retreat is State of the Art and was Completed in 2018 with Blue Prints Available: 2BR/2.25BA with Over 1500 SQFT, Two-story Hideaway with Laundry Room, AC, Tankless W/H, Attached Two Car Garage, Plus Parking ~ The Beautiful Gardens are Drought Friendly, Certified Wildlife Habitat & includes Watering & Drainage System, Marble BBQ Serving Station with Refrigerator, Pergola, Outdoor Gas Fireplace. We Highly Suggest Reviewing the Attached Media to Help Comprehend the True Quality of this Incredible Property. The Options are Endless, One of a Kind Property with Ocean Views ~ Two Luxurious Homes ~ Primary Residence/Income/Extended Family or Guest House. Located about Mid-Point Between Cosmopolitan Downtown LB and Casual Belmont Shore. Bike and Run on the Beach. Weekly Farmers Market within walking distance. Unbeatable Location.

Facts & Features

- Sold On 04/29/2021
- Original List Price of \$2,998,750
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air, Heat Pump
- Heating: Central, Heat Pump
- Laundry: Dryer Included, Individual Room, Inside, Washer Hookup, Washer Included
- \$114000 Gross Scheduled Income
- \$70655 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Great Room, Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Suite, Office
- Floor: Carpet, Tile, Wood
- Appliances: 6 Burner Stove, Barbecue, Convection Oven, Dishwasher, Disposal, Gas Range, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Heater, Water Line to Refrigerator, Water Softener
- Other Interior Features: Balcony, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting, Storage, Unfurnished, Wired for Sound

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Lot 10000-19999 Sqft, Near Public Transit, Park Nearby, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Waterfront Features: Across the Road from Lake/Ocean, Ocean Side Of Highway 1, Waterfront With Home Across Road
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Security Lights, Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Block, Brick, Security, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$43,345
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01430724
- Gardener:
- Licenses: 0
- Insurance: \$2,861
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense: \$840
- Other Expense Description: alarm

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$5,500	\$5,500	\$5,500
2:	1	2	3	2	Unfurnished	\$4,000	\$4,000	\$5,000

Of Units With:

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

Additional Information

- Trust sale
- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7264024017

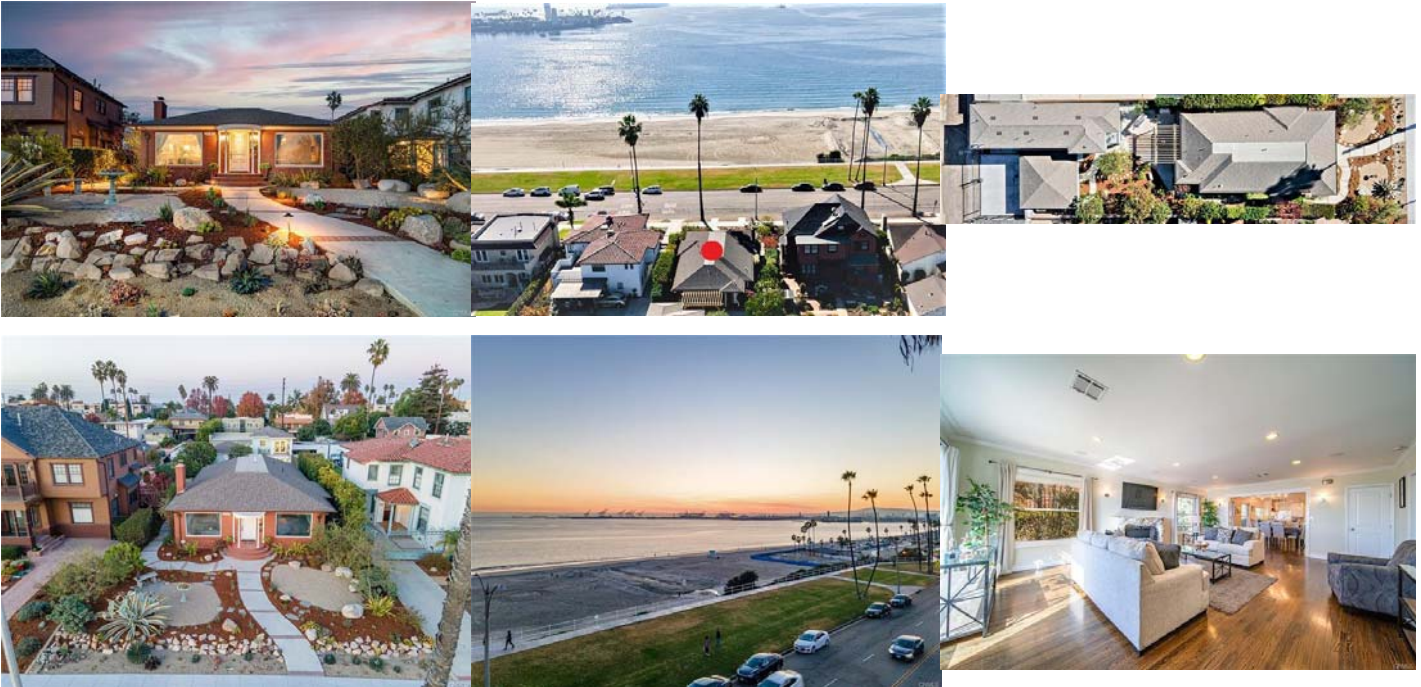
Michael Lembeck

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 •

\$1,154,000/\$1,025,000 ↓

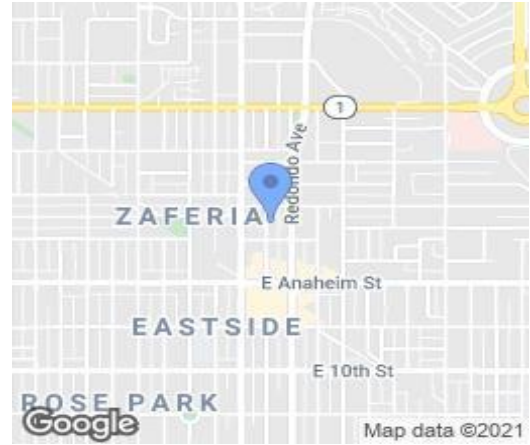
43 days on the market

1434 Coronado Ave • Long Beach 90804

2 units • **\$577,000/unit** • **2,713 sqft** • **6,876 sqft lot** • **\$377.81/sqft** •
Built in 2010

Listing ID: SW21003888

(E) On Anaheim, pass Redondo, make (R) Coronado



OPPORTUNITY, OPPORTUNITY, OPPORTUNITY. This is a multi-family residence that has 2 homes on the lot. Both units have been upgraded throughout with custom upgrades that include granite custom island, marble bathroom, master suite that includes a custom bathroom and walk in closet. Back home is located above the garages, and has beautiful views of the city to the water. The front home is 3 bedrooms, 2 baths, approx. 1600 sq. ft. with central heating. The back home is 2 bedrooms, 2 bathrooms, and approx. 1113 sq. ft. Both homes include upgraded appliances and newer washer and dryers that will be included in the sale. Do not miss this opportunity.

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,199,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- Laundry: Dryer Included, Inside, Washer Included
- \$60000 Gross Scheduled Income
- \$44460 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,540
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,800	\$2,800	\$2,950
2:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,310

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

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259007022

Michael Lembeck

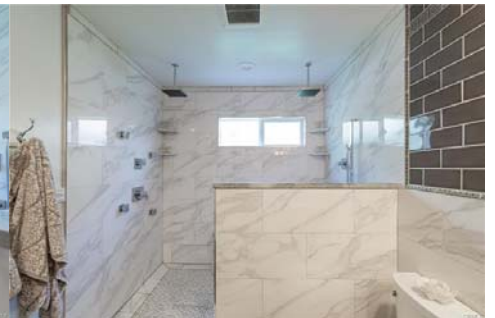
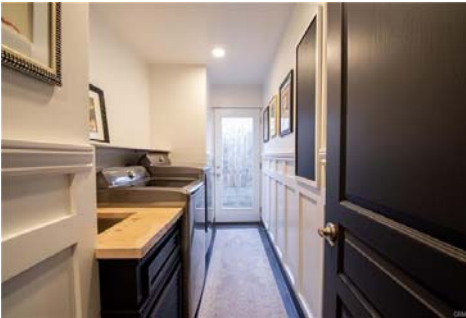
State License #: 01019397
Cell Phone: 714-742-3700

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: SW21003888

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Closed •

\$1,140,000/\$1,150,000 ↑

0 days on the market

3735 Cerritos Ave • Long Beach 90807

2 units • **\$570,000/unit** • **1,998 sqft** • **6,395 sqft lot** • **\$575.58/sqft** •
Built in 1925

Listing ID: PW21078662

South of Carson



Historic California Heights two separate houses on a lot - immaculately maintained owner's unit was remodeled within the past few years. This Spanish style home is comprised of 2-Bedroom, 1-Bathroom, with an extra room that could be a bedroom, den, or home office, a formal dining room, hardwood floors, washer/dryers hookups and an updated kitchen with newer countertops and cabinets. Large private fenced yard or privacy. The other home is a large 1-bedroom, 1-bathroom unit. The 1x1 unit has its own parking space, separate fenced in area and a private entry way. New A/C system, new flooring, French doors and is separately metered for electricity and gas. The property has Double car garage with plenty of parking. Located in the Historic California Heights area of Long Beach. The property has been qualified for the Mills Act which can transfer the huge property tax savings, provide a lower property tax payment, and increasing the net cash flow to a new owner. Great opportunity for an owner user.

Facts & Features

- Sold On 04/28/2021
- Original List Price of \$1,140,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Central
- Laundry: In Garage
- Cap Rate: 4.2
- \$56400 Gross Scheduled Income
- \$49200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- Gardener:
- Licenses: 0
- 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	\$2,850
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7146005019

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: PW21078662

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Closed •

\$1,425,000/\$1,364,800 ↓

209 days on the market

1215 Orizaba Ave • Long Beach 90804

4 units • **\$356,250/unit** • **4,800 sqft** • **7,547 sqft lot** • **\$284.33/sqft** • **Built in 1980**

Listing ID: SW20158860

Go south on Orizaba from Anaheim St



This four unit property is to be sold together with it's sister property located next door at 1207 Orizaba only. It will not be sold separately. Both properties are the same size and same unit breakdown as they are identical/reversed. This is one of the rarest 4 unit properties I have seen. Every bedroom has it's own full bathroom. There are a total of 9 bedrooms and 9 bathrooms. This is one of the largest 4 unit properties in Long Beach. With ample parking and huge floorplans, these units are easy to rent and have historically secured long term tenants. There are three 2-bedroom units, all with 2 full baths plus one 3-bedroom unit with 3 full bathrooms. These apartments very large. There are 6 garages for the 4 units! Plus there are 6 parking spots in the driveway. The owner of these properties has maintained them very well. Some of the units have been completely remodeled and some are original and in excellent condition. Four of the garages are extra large 1-1/2 car size. The 3 bedroom units have their own laundry. The 2 bedroom units can use the coin op washer and dryers. There is a huge space for RV parking behind 1215 Orizaba, long enough to park multiple recreational vehicles or 3 or 4 more cars. Parking is a critical component to apartments today and more than ever, very important to keep your tenants long term. The upstairs units have poured concrete floors not unlike commercial construction. Separately metered. Laundry facilities under the stairs.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$1,499,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Common Area, Gas Dryer Hookup, In Garage, Washer Hookup, Washer Included
- \$120000 Gross Scheduled Income
- \$116400 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,700
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01944289
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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:	4	9	9	6	Partially	\$120,000	\$120,000	\$120,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259017026

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: SW20158860

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Closed •

\$1,425,000/\$1,395,200 ↓

210 days on the market

1207 Orizaba Ave • Long Beach 90804

4 units • **\$356,250/unit** • **4,800 sqft** • **6,339 sqft lot** • **\$290.67/sqft** •
Built in 1980

Listing ID: SW20157537

Behind Lee's Sandwiches' on the corner of Anaheim and Orizaba



This four unit property is to be sold together with it's sister property located next door at 1215 Orizaba only. It will not be sold separately. Both properties are the same size and same unit breakdown as they are identical/reversed. This is one of the rarest 4 unit properties I have seen. Every bedroom has it's own full bathroom. There are a total of 9 bedrooms and 9 bathrooms. This is one of the largest 4 unit properties in Long Beach. With ample parking and huge floorplans, these units are easy to rent and have historically secured long term tenants. There are three 2-bedroom units, all with 2 full baths plus one 3-bedroom unit with 3 full bathrooms. These apartments very large. There are 6 garages for the 4 units! Plus there are 6 parking spots in the driveway. The owner of these properties has maintained them very well. Some of the units have been completely remodeled and some are original and in excellent condition. Four of the garages are extra large 1-1/2 car size. The 3 bedroom units have their own laundry. The 2 bedroom units can use the coin op washer and dryers. There is a huge space for RV parking behind 1215 Orizaba, long enough to park multiple recreational vehicles or 3 or 4 more cars. Parking is a critical component to apartments today and more than ever, very important to keep your tenants long term. The upstairs units have poured concrete floors not unlike commercial construction. Separately metered. Laundry facilities under the stairs.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$1,499,000
- 1 Buildings
- 6 Total parking spaces
- Laundry: Common Area
- \$108000 Gross Scheduled Income
- \$7500 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$2,000.00
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01944289
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	9	9	6	Partially	\$8,500	\$8,500	\$10,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher: 4
- Disposal: 4

- Wall AC:

Additional Information

- Standard sale

- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259017027

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: SW20157537

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Closed •

\$1,199,000/\$1,175,000 ↓

85 days on the market

1620 Chestnut Ave • Long Beach 90813

4 units • **\$299,750/unit** • **4,028 sqft** • **7,503 sqft lot** • **\$291.71/sqft** •
Built in 1917

Listing ID: SB20240042

16th and Chestnut



1620 Chestnut is a large 4-unit investment property located in Long Beach, CA. Situated on a large 7,503 square foot lot, the subject property boasts a strong unit mix of (3) 2BD/1BA units and (1) 3BD/1BA unit. One of the 2BD units has been immaculately redone by the owner and will be delivered vacant. The property has multiple tenant amenities including laundry hookups in 3 of 4 units, and 4 detached garages. The owner has kept all capital systems in good condition. Property is being sold at a 4.2% CAP rate and 15.67 GRM with a 23% upside in rents to a market CAP rate of 5.9% and a 12.11 GRM. This building makes a great addition to any investor's portfolio.

Facts & Features

- Sold On 04/30/2021
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 4.2
- \$76500 Gross Scheduled Income
- \$50353 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,852
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,600
- 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:	1	3	1	1	Unfurnished	\$1,850	\$1,850	\$2,300
2:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$1,850
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,850
4:	1	2	1	1	Unfurnished	\$0	\$0	\$1,850

Of Units With:

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

Additional Information

- Standard sale

- 5 - Wrigley Area area
 - Los Angeles County
 - Parcel # 7269039005
-

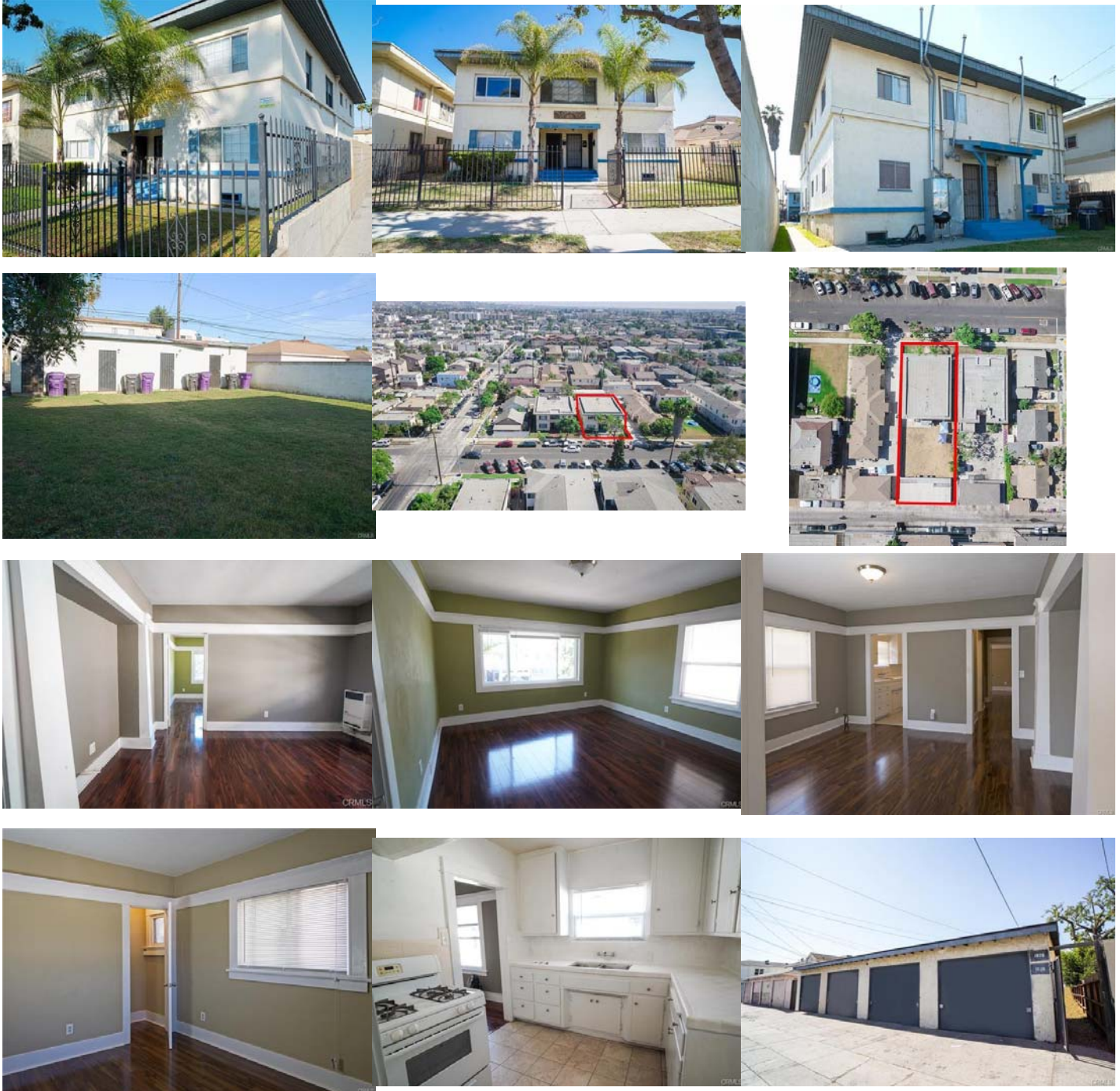
Michael Lembeck

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: SB20240042

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Closed •

\$1,225,000/\$1,200,000 ↓

116 days on the market

1513 E Broadway • Long Beach 90802

5 units • **\$245,000/unit** • **2,474 sqft** • **2,508 sqft lot** • **\$485.04/sqft** •
Built in 1914

Listing ID: PW20220991

2 Blocks North of Ocean Blvd and East of Falcon Avenue



Facts & Features

- Sold On 04/27/2021
- Original List Price of \$1,225,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Community
- \$94140 Gross Scheduled Income
- \$86425 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,703
- Electric: \$3,324.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,570
- Maintenance:
- Workman's Comp:
- Professional Management: 600
- Water/Sewer: \$2,209
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,895	\$1,995	\$1,995
2:	3	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,500

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
- 4 - Downtown Area, Alamitos Beach area
- Los Angeles County
- Parcel # 7275012040

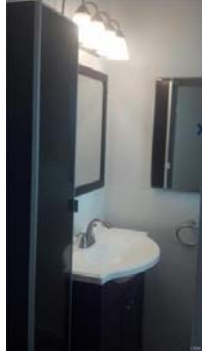
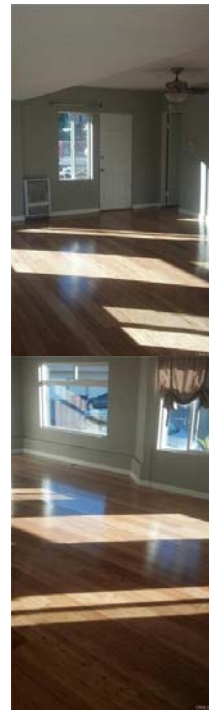
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos







Closed • Commercial/Residential

List / Sold: **\$949,900/\$900,000** ↓

324 E 19th St • Long Beach 90806

5 days on the market

6 units • **\$158,317/unit** • **2,520 sqft** • **5,769 sqft lot** • **\$357.14/sqft** •
Built in 1921

Listing ID: PW21038909

Atlantic Ave to 19th Street then east to 324



This 1920's construction property consists of two buildings (3 units each) facing a common courtyard. Alleyways on the west and south sides of the property access gated parking for up to 5 cars. Long term tenants are paying significantly under market rents. Newer condo complex next door and newer apartments across the street. Please drive by only. Do not go on the property. Tenants are unaware of the sale.

Facts & Features

- Sold On 04/26/2021
- Original List Price of \$949,900
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$53460 Gross Scheduled Income
- \$31491 Net Operating Income
- 6 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Corner Lot
- Security Features: Window Bars
- Fencing: Wrought Iron
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$21,969
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses: 400
- Insurance: \$1,862
- Maintenance: \$3,614
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$5,670
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$835	\$835	\$1,250
2:	1	1	1	0	Unfurnished	\$568	\$568	\$1,250
3:	1	1	1	0	Unfurnished	\$750	\$750	\$1,250
4:	1	1	1	0	Unfurnished	\$567	\$567	\$1,250
5:	1	1	1	0	Unfurnished	\$900	\$900	\$1,250
6:	1	1	1	0	Unfurnished	\$835	\$835	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 9 - Poly High area
- Los Angeles County
- Parcel # 7209008027

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW21038909

Printed: 05/02/2021 6:32:56 PM

Closed •

\$2,349,000/\$2,400,000 ↑

11 days on the market

1061 Dawson Ave • Long Beach 90804

9 units • **\$261,000/unit** • **6,805 sqft** • **6,280 sqft lot** • **\$352.68/sqft** • **Built in 1986**

Listing ID: SB21018118

Dawson, north of 10th St.



Located on the border of the desirable Eastside/Poly High area of Long Beach is this well maintained 9 unit building with great rental income on a 13.5 GRM. The building, built in 1986, consists of (8) two bedroom, two bath units and (1) one bed, one bath unit. Features of this fully gated complex include copper piping, most all units are laminate flooring throughout and tile in kitchens and bath, separate gas and electric meters for all units, newer water heaters in all units, newer wall heaters in seven of the units, community laundry with two washers and dryers included in price and owner operated, exterior security cameras with a security closet, owner storage closet and three remote controlled entry gates to access the 14 parking spaces. This is a great investment!

Facts & Features

- Sold On 04/27/2021
- Original List Price of \$2,349,000
- 1 Buildings
- 14 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community, Individual Room
- Cap Rate: 5.8
- \$174780 Gross Scheduled Income
- \$135070 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Gated Community, Security System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,710
- Electric: \$1,392.00
- Gas:
- Furniture Replacement:
- Trash: \$2,520
- Cable TV: 02046359
- Gardener:
- Licenses:
- Insurance: \$2,116
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,345	\$1,345	\$1,345
2:	1	2	2	1	Unfurnished	\$1,870	\$1,870	\$1,850
3:	1	2	2	1	Unfurnished	\$1,250	\$1,250	\$1,850
4:	1	2	2	1	Unfurnished	\$1,895	\$1,895	\$1,850
5:	1	2	2	2	Unfurnished	\$1,700	\$1,700	\$1,850
6:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,850
7:	1	2	2	1	Unfurnished	\$1,870	\$1,870	\$1,850

8:	1	2	2	1	Unfurnished	\$1,870	\$1,870	\$1,850
9:	1	2	2	2	Unfurnished	\$1,325	\$1,325	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7262007032

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