

Residential Income Agent 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	DOM/CDOM	BAC	Sqft	YrBuilt	Ac/LSqft	LO Phone	Date	MLS
1	PW22036828	S	4036 E Vermont ST	LONG	2	STD	2	\$4,595		\$1,255,000 	2/2	2.5	1667	1928/ASR	6,751/0.155	888-281-5048	04/08/22	CRMLSM
2	RS22021888	S	3749 Lewis AVE	LONG	6	STD	2	\$0		\$1,225,000 	22/22	2.5*	2170	1925/ASR	6,277/0.1441	562-513-7800	04/08/22	CRMLSM
3	NP21231252	S	5410 California AVE	LONG	7	PRO	2	\$0		\$775,000 	88/88	2.5	2082	1954/ASR	5,392/0.1238	949-717-6000	04/04/22	CRMLSM
4	SB22034411	S	2620 Baltic Ave	LONG	11	TRUS	3	\$45,000		\$780,000 	9/9	2.5	1831	1948/ASR	2,920/0.067	310-540-0072	04/05/22	CRMLSM
5	OC21265776	S	1764 Freeman AVE	LONG	3	STD	8	\$170,940	4	\$2,800,000 	56/56	2	6080	1986/ASR	6,500/0.1492	949-495-1800	04/04/22	CRMLSM

Closed •

List / Sold:

\$1,255,000/\$1,255,000 ↑

7 days on the market

Listing ID: PW22036828

4036 E Vermont St • Long Beach 90814

2 units • \$627,500/unit • 1,667 sqft • 6,751 sqft lot • \$752.85/sqft • Built in 1928

West of Ximeno between 3rd and 4th Streets



VALUE-ADD DEVELOPMENT OPPORTUNITY IN BELMONT HEIGHTS. DO NOT WALK ON THE PROPERTY OR DISTURB OCCUPANT WITHOUT AN AGENT PRESENT. THANK YOU. Located in one of the premier, stabilized sub-markets of Long Beach, this 2 unit property consists of the original 1928 2BR 1BA front house bungalow (with original foundation replaced in 2020), currently rented at \$2195 per month on a month-to-month lease. The 2BR 1 BA back house was built in 1958 on a concrete slab and is freshly painted with laminate wood flooring. Private yard spaces for both units and 2 single-car garages. Large 6751 SF lot is zoned "DUPLEX" and may be eligible for an additional two ADU units. Interested buyers may find more information on the City of Long Beach web site Development Services page. See supplements for more information on ADU projects. This property is well-maintained and in a prime area of Long Beach, close to parks, schools, shopping, public transportation and less than 8 blocks to the beach.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,190,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: In Garage, Washer Hookup
- \$4595 Gross Scheduled Income
- \$2955 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Landscaped, Lawn, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- 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	1	Unfurnished	\$2,195	\$2,195	\$2,195
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 2 - Belmont Heights, Alamitos Heights area
- Los Angeles County
- Parcel # 7255020005

Michael Lembeck

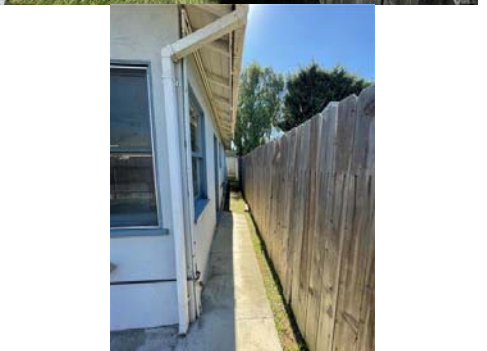
State License #: 01019397
Cell Phone: 714-742-3700

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: PW22036828

Printed: 04/10/2022 12:18:18 PM

Closed • Duplex

List / Sold:

\$1,199,000/\$1,225,000 ↑

22 days on the market

Listing ID: RS22021888

3749 Lewis Ave • Long Beach 90807

2 units • **\$599,500/unit** • **2,170 sqft** • **6,277 sqft lot** • **\$564.52/sqft** •
Built in 1925

North of Wardlow Rd. South of Bixby Rd.



3749/3751 Lewis Ave. is a unique opportunity for investors or owner occupants alike. This lovingly maintained 1925 Spanish retained its original charm throughout the decades, and is a stunning example of the craftsmanship and quality that distinguishes the Historic District of California Heights. The front house is a 3 bedroom, 2 bathroom home, with large bedrooms, kitchen and living room. It even has a large dining room right off of the kitchen. The bathrooms are tasteful and true to the era. The wonderful tenants who have lived in and maintained this property with great care, installed a series beautiful rolling barn doors that just add to the charm and character of this property. The fully private Back house has its own yard, laundry, and garage. It's a large living space, where any single or couple could be perfectly happy for years and never even see the occupants of the front home. Its detached, cozy and walking distance to Longfellow elementary and Hughes Middle School, which adds SIGNIFICANTLY to the potential rental income of this back unit. As you can tell, I could rant for a year about the beauty and functionality of this one of a kind property, but you really just need to see it for yourself. Also, if you're not familiar with the area, please look up Bixby Knolls. It is the cutest non-corporate Mom n' Pop shopping and dining gateway that is a perfect little getaway after a long day. Happy Hunting! (I must add, that there is a giant original structure, permitted rompus/laundry room that separates the front house from back that is plumbed/electrified and could possibly serve as an additional unit if so desired).

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Dual
- \$494 (Estimated)
- Laundry: In Garage, Stackable
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Laundry

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856858
- 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	3	2	0	Unfurnished	\$0	\$0	\$3,300
2:	1	1	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 2
- 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 # 7146001015

Michael Lembeck

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

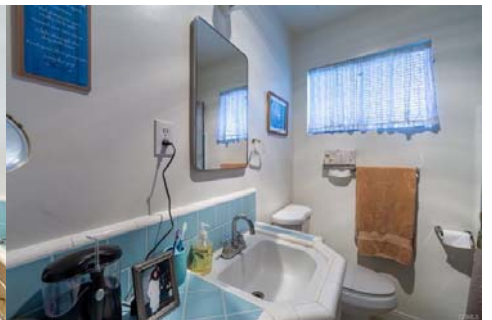
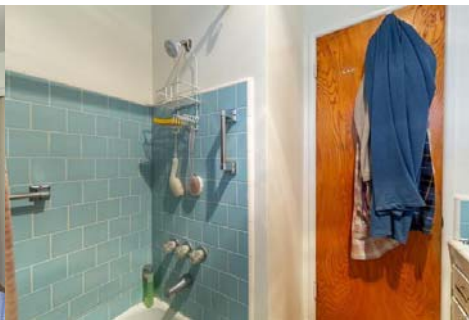
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CUSTOMER FULL: Residential Income LISTING ID: RS22021888

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Closed •

List / Sold: **\$785,000/\$775,000** ↓

5410 California Ave • Long Beach 90805

88 days on the market

2 units • \$392,500/unit • 2,082 sqft • 5,392 sqft lot • \$372.24/sqft • Built in 1954

Listing ID: NP21231252

Market to Cameron



Great investment opportunity! Both units occupied with long term tenants. Front unit has 2 bedrooms with 2 bathrooms, a nice fenced in front yard. Back unit is a 1 bedroom 1 bathroom with a sun porch. 3 car garage with a long driveway for additional parking. Located close to local schools and shops.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$785,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$498 (Estimated)
- Laundry: In Kitchen, Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 7 - North Long Beach area
- Los Angeles County
- Parcel # 7127016030

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CUSTOMER FULL: Residential Income LISTING ID: NP21231252

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Closed • **Triplex**

List / Sold: **\$699,000/\$780,000** ↑

2620 Baltic Ave • Long Beach 90810

9 days on the market

3 units • **\$233,000/unit** • **1,831 sqft** • **2,920 sqft lot** • **\$426.00/sqft** •
Built in 1948

Listing ID: SB22034411

N-Willow and W-Santa Fe



GREAT Triplex Investment Opportunity in Long Beach!!!! Subject property is a triplex with addresses known as 2620, 2622, and 2624 Baltic Ave. Subject Property has (1) 2 Bedroom 2 bath unit, (2) 1 Bedroom 1 bath units, all units are upgraded with granite counter tops, flooring, blinds and newer cabinets. Each unit has its own washer and dryer. The building has newer electrical/plumbing, separate meters and was re-roofed approx. 5 years ago. Located in close proximity to shopping, schools, freeways and located on a quiet residential street. This property is a great starter investment or owner-occupied investment. DON'T MISS OUT ON THIS GREAT OPPORTUNITY TO OWN THS TRIPLEX!!!!

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$699,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Dryer Included, Washer Included
- \$45000 Gross Scheduled Income
- \$35812 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood
- Appliances: Dishwasher, Free-Standing Range, Microwave
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,188
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$814
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$654
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,850	\$22,200	\$2,000
2:	1	1	1	0	Unfurnished	\$950	\$11,400	\$1,200
3:	1	1	1	0	Unfurnished	\$950	\$11,400	\$1,200

Of Units With:

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

Additional Information

- Trust sale

- 11 - Westside area
- Los Angeles County
- Parcel # 7313032013

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold:

\$3,200,000/\$2,800,000 ↓

56 days on the market

Listing ID: OC21265776

1764 Freeman Ave • Long Beach 90804

8 units • **\$400,000/unit** • **6,080 sqft** • **6,500 sqft lot** • **\$460.53/sqft** •
Built in 1986

Go North on Pacific Coast Highway, Cross Obispo Ave, then turn left at Freeman Ave. Property is on the left.



THIS 8 UNIT APARTMENT BUILDING IS LOCATED IN A PRIME LONG BEACH AREA, 2.3 MILES FROM FREEWAY 405, 2.4 MILES FROM CALIFORNIA STATE UNIVERSITY LONG BEACH, 8 MILES FROM PORT OF LONG BEACH, RIGHT OFF PACIFIC COAST HIGHWAY NEAR TRAFIC CIRCLE AREA. BUILDING IS SECURE, GATED AND MONITORED BY VIDEO CAMERAS. 12 COVERED PARKING SPACES ARE LOCATED ON THE GROUND FLOOR UNDER THE UNITS. ALL 8 UNITS ARE 2 BEDROOM 2 BATH, WITH UPGRADED KITCHENS, LAMINATED AND CERAMIC FLOORS, INSIDE LAUNDRY SPACE AND SEPARATE GAS AND ELECTRIC METERS. ALL RENTS ARE BELOW THE CURRENT MARKET RENTS. THERE IS A SIGNIFICANT VALUE ADDED OPPORTUNITY AT MARKET RENTS. ALL LEASES EXCEPT ONE WHICH EXPIRES IN JUNE OF 2022, ARE ON MONTH TO MONTH BASES. 4.8% CAP RATE AT MARKET RENTS. PICTURES AND VISUAL TOUR ARE ATTACHED.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$3,200,000
- 1 Buildings
- Levels: One
- 12 Total parking spaces
- \$1,411 (Assessor)
- Laundry: In Closet
- Cap Rate: 3.8
- \$170940 Gross Scheduled Income
- \$122233 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Laminate
- Other Interior Features: Balcony

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$45,288
- Electric: \$653.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02061504
- Gardener:
- Licenses:
- Insurance: \$2,759
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,805
- Other Expense: \$1,800
- Other Expense Description: Janitor

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	12	Unfurnished	\$14,245	\$14,245	\$16,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7259033004

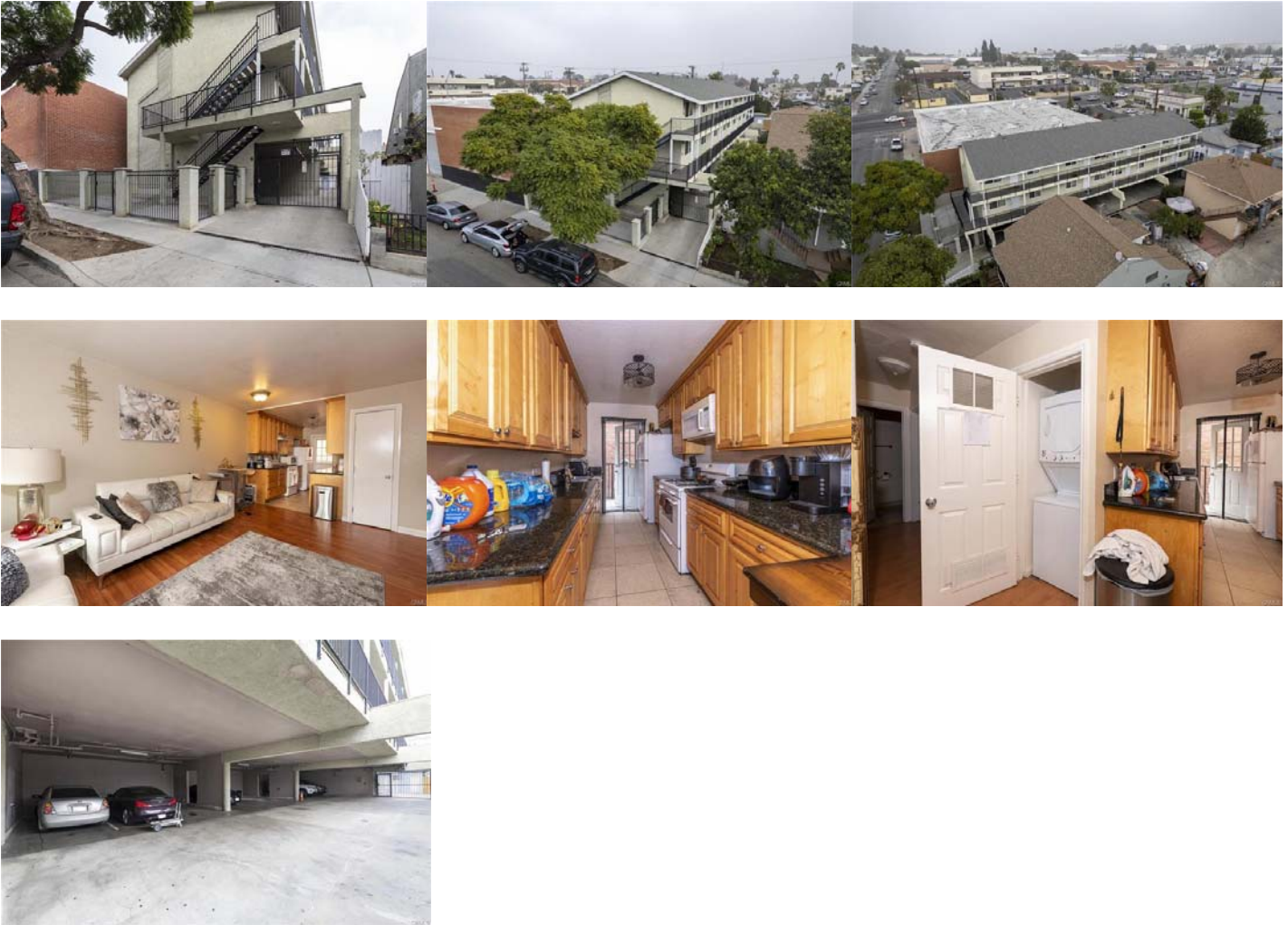
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